

**OUTLINE OF TESTIMONY
NORMAN M. GLASGOW, JR.
HOLLAND & KNIGHT LLP
Case No. 08-06-1**

- I. Focus on Section IV A 4 of the Office of Planning Report and OP's Testimony on Single vs. Multiple Buildings
- II. Proposed Changes to Current Practice and Decades of Application of Regulations
 - A. Above-grade communication
 - B. Connections on multiple levels
 - C. Sharing of building systems
- III. Impact of Proposed Changes
 - A. Existing Mixed-use Projects Presently Under Construction
 - 1. Constitution Square – 1.6 million square feet
 - a. Residential
 - b. Grocery
 - c. Hotel
 - d. Office
 - e. Do not have multiple above-grade connections and never would given differences in uses, security issues, floors do not align
 - 2. Velocity in Southeast – projects of several hundred apartment units
 - a. Residential – being rented
 - b. office is other phase
 - B. Planned Projects
 - 1. Bias against mixed use, easiest to do office. OP recognizes this issue at Page 17 of its report
 - 2. Office easier to deal with deep floor plates, ceiling heights and matching of floors
 - C. Most projects affected are in NOMA or Capitol South
 - 1. TDR receiving zones
 - 2. Designated high-density commercial on Comp Plan Land Use Map

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