

EXHIBIT A

**OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE APPLICANT,
STEVE BOYLE, REYNOLDS ALLEN, OR OTHER REPRESENTATIVE OF
EDENS ON BEHALF OF 1250 4TH ST EDENS LLC**

- I. Introduction of Applicant
 - II. History of Site
 - III. Site Location and Description
 - A. Overview of Site, Surrounding Area, and Land Use
 - B. Vision for Union Market (aka Florida Avenue Market)
 - IV. Overview of Project
 - V. Goals and Objectives of Application
 - A. Retail and Residential Use
 - B. Streetscape Focus
 - C. Achieving Small Area Plan Goals
 - VI. Community Dialogue Process
 - VII. Conclusion
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**OUTLINE OF TESTIMONY OF PROJECT ARCHITECT,
ROBERT SPONSELLER OR OTHER REPRESENTATIVE OF
SHALOM BARANES ARCHITECTS**

- I. Introduction
 - A. Project Architect, Shalom Baranes Architects
 - II. Description of Project
 - A. Design as Proposed
 - B. Site Configuration
 - C. Design Considerations
 - D. Achieving Small Area Plan Goals
 - E. Retention of Existing Fabric
 - F. Description of Materials
 - G. Areas of Relief Requested
 - III. Description of Public Space and Landscaping
 - IV. Conclusion
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**OUTLINE OF TESTIMONY OF PROJECT TRANSPORTATION CONSULTANT,
DAN VAN PELT, ROBERT SCHIESEL, OR OTHER REPRESENTATIVE OF
GOROVE SLADE ASSOCIATES, INC.**

- I. Introduction
 - A. Project Transportation Consultant, Gorove Slade Associates, Inc.
 - II. Site and Area Conditions
 - III. Access Considerations
 - IV. Discussion of Parking
 - V. Discussion of Loading
 - VI. Discussion of Traffic Impacts of Project
 - VII. Conclusion
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**OUTLINE OF TESTIMONY OF PROJECT CIVIL ENGINEER,
DAN DUKE OR OTHER REPRESENTATIVE OF
BOHLER ENGINEERING**

- I. Introduction
 - A. Project Civil Engineer, Bohler Engineering
 - II. Site and Area Conditions
 - III. Stormwater Consideration
 - IV. Other Site Considerations
 - V. Conclusion
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