

# EXHIBIT A

**OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE APPLICANT,  
STEVE BOYLE, REYNOLDS ALLEN, OR OTHER REPRESENTATIVE OF  
EDENS ON BEHALF OF EAJ 1309 5TH STREET 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 Office Use; Possible Residential Use
    - a. Retention of Existing Market
    - b. Unique Movie Theater User
  - B. Streetscape Focus
  - C. Achieving Small Area Plan Goals
- VI. Community Dialogue Process
- VII. Conclusion

**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. Conclusion

**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

**OUTLINE OF TESTIMONY OF PROJECT LANDSCAPE ARCHITECT,  
SCOTT RYKIEL, MARK PELUSI, WARREN TIMLEN OR OTHER  
REPRESENTATIVE OF MAHAN RYKIEL ASSOCIATES**

- I. Introduction
  - A. Project Landscape Architect, Mahan Rykiel Associates
- II. Description of Public Space and Landscaping
  - A. Design Thesis
  - B. Goals and Objectives
  - C. Site Configuration
  - D. Public Space and Streetscape Focus
  - E. Description of Plants and Materials
- III. Description of Private Space and Landscaping
  - A. Design Thesis
  - B. Central Plaza
  - C. South Plaza
  - D. Goals and Objectives
  - E. Description of Plants and Materials
- IV. Conclusion

**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