

EXHIBIT B

OUTLINE OF TESTIMONY OF ELLEN MCCARTHY, PROFFERED EXPERT IN LAND USE PLANNING

- I. Introduction of the Property
 - A. Context and location
 - B. Previous zoning map amendments
- II. History of Zoning Regulations treatment of hotel use in Residential Apartment Zones
- III. Future Land Use Map and Generalized Policy Map Designations for the Property
- IV. Comprehensive Plan Districtwide Elements with respect to the Property
 - A. Land Use Element
 - B. Urban Design Element
 - C. Other Elements
- V. Area Element objectives with respect to the Property
- VI. Other land use planning considerations with respect to the Property
- VII. Conclusion

ELLEN M. McCARTHY

Principal, The Urban Partnership

Ms. McCarthy has over forty years of experience in the planning field. She currently teaches classes in Zoning, Planning Methods and Placemaking/Place Management in the graduate Urban Planning Program at Georgetown University, and consults with a variety of private development companies and non-profit organizations on land use, zoning, affordable housing and economic development issues. She has been accepted as an expert witness in zoning, planning and land use by both the DC Zoning Commission and the Board of Zoning Adjustment.

Previously, she worked for several DC law firms, consulting with developers, large institutions, homeowners and nonprofits regarding planning and land use issues. Her clients included Madison Square Garden, the Tabard Inn, Vornado, the D.C. Public Library, Great Gulf DC, The Trump Organization and the National Geographic Society.

She served as Interim Director of the DC Office of Planning (OP) in the Gray Administration, and was Deputy Director and then Director at the DC Office of Planning for seven years in the Williams Administration, overseeing the completion of the first new Comprehensive Plan for the District of Columbia in more than 20 years, which was unanimously adopted by the City Council. She also revamped the zoning and historic preservation operations of the office.

As Deputy Director for Development Review, Historic Preservation and Neighborhood Planning at OP, Ms. McCarthy oversaw the complete rezoning of the SE Waterfront; negotiated zoning approvals for new campus plans for George Washington, Georgetown, Catholic, Trinity Washington and American Universities; presented the Office of Planning's position to the Zoning Commission and Board of Zoning Adjustment on a host of major projects including the new Headquarters 2 Building for the International Monetary Fund (which included negotiating a contribution from the IMF of \$1M for affordable housing in DC), the headquarters for the US Department of Transportation and CityCenterDC.

Earlier in her career, she had her own national practice in land use and transportation planning, followed by several years as the Executive Director of the D.C. Downtown Partnership, a public/private partnership established to foster the revitalization of the traditional Downtown area of Washington. Prior to that, she worked in transportation planning in Miami, Florida, Hartford, Connecticut and Washington, D.C.

Ms. McCarthy holds a Master's Degree in City Planning from Harvard University. She graduated Phi Beta Kappa and with High Honors from the University of Maryland.

She is an active member of the Urban Land Institute, the Advisory Council for the DC Office of the Local Initiatives Support Corporation (LISC), a member of the Steering Committee of Ward 3 Vision, and has served on the boards of numerous planning, preservation and affordable housing entities. She has been recognized with awards from a variety of organizations, including the National Capital Area Chapter of the American Planning Association, Partners for Livable Communities, Fannie Mae and Georgetown University.