

January 23, 2026

Via IZIS

Anthony J. Hood, Chairperson
Zoning Commission for the District of Columbia
441 4th Street, NW
Suite 200
Washington, DC 20001

Re: **Z.C. Case No. 25-03: Application for Voluntary Design Review for the Property Located at Square 1110, Lot 86 – Supplemental Prehearing Submission**

Dear Chairman Hood and Commissioners:

On behalf of So Others Might Eat (the “**Applicant**”), we hereby submit this supplemental prehearing submission regarding the above-referenced application. Attached as Exhibit A is an updated set of the Applicant’s plans and drawings, which include minor edits and additions. Attached as Exhibit B is a list of witnesses and an outline of the witnesses’ proposed testimony. Attached as Exhibit C is the resume of the witness that the Applicant intends to proffer as an expert in architecture at the public hearing

The Applicant looks forward to presenting this at the public hearing schedule for February 23, 2026.

Respectfully submitted,

/s/
Cary Kadlecek

/s/
Cindy Vong*
*(*Admitted in Massachusetts only. Application submitted for admission to the D.C. Bar. Supervised by members of the D.C. Bar.)*

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by electronic mail to the following addresses on January 23, 2026.

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_____/s/_____

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*(*Admitted in Massachusetts only. Application submitted for admission to the D.C. Bar. Supervised by members of the D.C. Bar.)*

Exhibit A

Plans and Drawings

See attached

Exhibit B

Witnesses and Outline of Proposed Testimony

WITNESSES

- I. Representative of the Applicant
- II. Marc Feinstein, Project Architect, Miller Feinstein Architects

**OUTLINE OF TESTIMONY OF REPRESENTATIVE OF APPLICANT
(5-10 MINUTES)**

- I. Introduction of Applicant So Others Might Eat
- II. History and Status of Jeremiah House
- III. Vision for Site
- IV. Overview of Project
- V. Goals and Objectives of Proposal
- VI. Community and Neighbor Dialogue Process
- VII. Conclusion

OUTLINE OF TESTIMONY OF PROJECT ARCHITECT, MARC FEINSTEIN
(10-15 MINUTES)

- I. Introduction
- II. Description of Project
 - a. Overview of Site and Surrounding Area
 - b. Design Considerations
 - c. Proposed Design
 - d. Description of Materials
- III. Overview of Requested Flexibility and Criteria for Voluntary Design Review
- IV. Conclusion

Exhibit C

Resume of Expert Witness

MARC I. FEINSTEIN, AIA, LEED AP

PRINCIPAL

MINER FEINSTEIN
ARCHITECTS



EDUCATION:

Bachelor of Arts, 1994
Design of the Environment
University of Pennsylvania

Master of Architecture, 1997
Texas A&M University

ACTIVE REGISTRATION:

Maryland
Washington, DC
Pennsylvania

PROFESSIONAL AFFILIATIONS:

American Institute of Architects
NCARB

APPOINTMENTS:

Immediate Past President -
American Institute of Architects,
Potomac Valley Chapter

President Elect – AIA Maryland

City of Gaithersburg - Historic
District Commission (2010 –
2025)

PROJECT EXPERIENCE:

Mr. Feinstein is a registered Architect with over 25 years of experience in all phases of planning and designing projects including site investigations, programming, planning, design construction documentation, specifications, bid document development, and construction administration services. His experience includes design of complex multi-use buildings, renovation and new educational buildings, and single, multi-family, and affordable housing. Mr. Feinstein's experience includes the following:

The Colonnade at the Creek, Silver Spring, MD - Principal-in-charge of the full renovation and construction of this 15-building garden apartment complex with a total of 95 units. Buildings include one rental office and storage areas, laundries and utility areas.

The Lamb Center, Fairfax, VA – Architect of record for the new 56-unit, five-story supportive housing development. The property will provide housing for homeless, disabled and low-income adults.

Langston Terrace Boiler Plant, Washington, DC – Principal-in-Charge for the redevelopment and adaptive reuse of the historic Langston Terrace Boiler Plant for commercial use and affordable multifamily housing.

Magnolia Place Apartments, Blackstone, VA – Principal-in-charge for the renovation of a 56-unit development including the existing community building. A percentage of units will be converted to comply with Universal design.

Marywood Apartments, Manassas, VA – Principal-in-charge for the renovation and construction of a 129-unit independent retirement community. Selection and procurement of furniture and artwork is included for all common areas.

The Lewinsville, McLean, VA – Principal-in-charge of the renovation and construction of a two-building complex consisting of a 143-unit garden apartment built in 1980 and an 18-unit second building constructed in 2004. This community offers apartment units designed to meet the needs of the elderly. The Lewinsville is a federally assisted project under the Section 8 program of the U.S. Department of Housing and Urban Development (HUD).

Hunters Woods Fellowship House, Reston, VA – Principal-in-charge for the renovation and construction of a high-rise senior affordable housing building built in 1977. The 224 units are made up of 172 one-bedroom units, 50 one-bedroom units, and 2 two-bedroom units. The property has common space on the first floor, including offices for staff. The residents are subsidized through Project Based Section 8 contract with HUD and the local housing agency.

2911 Rhode Island Avenue, Washington, DC – Principal-in-charge for the new construction of 111,354 SF, 100 unit building of affordable multi-family housing.

Tysons Towers Apartments, Vienna, VA – Principal-in-charge for the renovation and construction of a 272-unit senior apartment building using VHDA financing . The project consists of upgrading the energy efficiency of all the apartment units, creating code compliant barrier-free units, replacement of the windows and the roof, and updating the appearance of the entry.

Girard Street Senior Apartments, Washington, DC – Principal-in-charge to provide full service architectural services for the new construction of a 25-unit senior housing apartment building. Utilizing a combination of brick, Nichiha panels, and EIFS, the building bridges a residential neighborhood with a commercial corridor by playing with different scales and materials. The building offers amenities such as a yoga studio, Living Room community gathering space and exterior plaza overlooking a garden. The building has been designed to comply with Green Communities 2011. This project is complete.

Parkview Manor Hyattsville, MD– Principal-in-charge for the renovation of an existing 53 dwelling unit garden apartment community of one- and two- bedroom apartments as well as townhouse units originally built in the 1930s. Set in a grassy location, the buildings are masonry with low sloped roofs. There is a parking lot at the rear with parking for 56 of the residents.

Alexander House, Silver Spring, MD– Principal-in-charge for the interior architectural services for the corridors and dwelling units from the 3rd floor to the 16th floor. Services consist of conditional surveys of all of the units identifying existing conditions; kitchen and bath cabinet and appliance layouts; and finish and lighting selections for the dwelling units and corridors.

Sylvia House, Vint Hill Virginia– Principal-in-charge for the new construction of a 125-unit senior housing development. The project is currently in the design phase and will meet Earthcraft Gold and Universal Design Standards and will serve as a transitional structure from the quaint downtown to the more residential surrounding area.

Phyllis Wheatley YWCA, Washington, DC– Principal-in-charge for the reconfiguration of a historic building to meet the current needs of the residents who live there. The YWCA continues its longstanding tradition of housing those in need but does so by providing modern suites with kitchenettes and bathrooms instead of the existing dormitory housing. The building renovation is designed to meet the standards required by the Historic Preservation Office as well as Green Communities 2011. Green features will include solar panels on the roof. Additionally, updated program space and a landscaped yard is provided.

Anna Cooper House, Washington, DC – Principal-in-charge for the significant renovation of an existing rooming house. Newly configured spaces with defined common areas are being provided. For every three units there is one shared bathroom allowing for efficient use of interior space. Barrier-free accessibility is being provided to all common areas and dwelling units throughout and includes providing a larger elevator. New windows, masonry repointing and new trim are being added. Sustainability upgrades will comply with the Enterprise Green Communities Criteria.

Liz Donohoe House, Washington, DC – Principal-in-charge for the rehab and expansion of two adjacent 1920's 15-unit apartment buildings. The expansion includes joining the buildings by digging out the terrace level and providing an accessible entry at ground level. The upper floors will be linked with an accessible corridor that includes an elevator. The completed project will provide 37 two- and three-bedroom units, code compliant egress and elevator, support spaces necessary for the owner's community programs, and community spaces. The building has been designed to comply with Green Communities 2015.

Wingler House Apartments, Ashburn, VA – Principal-in-charge of renovations to Wingler House a 132-unit garden style apartment building comprised of 92 one-bedroom units and 40 two-bedroom units.

Morgnac Village, Chestertown, MD– Principal-in-charge for the renovation of a rent-assisted complex located in Chestertown, Maryland consisting of 30 single-story wood-framed one-bedroom dwelling units built in 1980.