



## kite architects

one central street  
providence, RI 02907  
401.272.0240  
info@kitearchitects.com

### FIRM PROFILE

KITE Architects, Inc. is a creative architecture firm that works closely with clients to create beautiful, sustainable, productive, and timeless buildings and spaces.

Founded in 1974, KITE's team of talented architects are led by principals Albert Garcia, AIA, and Christine West, AIA, who joined the firm in 2002-2003 and became owners in 2008.

KITE offers a full complement of architectural design and predevelopment services as well as feasibility studies, interior design, master planning studies, permitting strategy/implementation, and related consulting services for new construction and renovations at a variety of scales.

With a commitment to providing quality design, the majority of our firm's work over the last 50 years has been in a variety of housing and institutional projects. See our full website here.

### PREDEVELOPMENT SERVICES

KITE has developed a specialty in the following predevelopment services:

**Zoning** - With a strong foundation in urban planning and regulatory strategy, KITE has helped numerous clients navigate the intricacies of zoning and permitting with a focus on community benefit and design excellence.

Leveraging over 10 years' experience as chair of the Providence City Plan Commission, Christine has advised clients on avenues for by-right development as well as successfully secured variances and other reliefs.

**Site Analysis** - KITE can assist with the review of existing properties including neighborhood characteristics, the condition of existing buildings, and suitability for renovation.

We prepare site analysis that balance construction costs and total rentable square footages against regulatory requirements.

**Approvals** - KITE's insight into the current technical standards, local precedents, and neighborhood dynamics enables us to anticipate challenges and devise effective solutions that support responsible development.

KITE has helped numerous clients through public engagement sessions that result in productive and collaborative dialogue with neighborhood stakeholders and a smooth planning approval process.

**Scope Development** - KITE can prepare conceptual plans with scope narratives to assist in pricing so that the viability of the budget and pro forma can be evaluated.



KITE Principals Christine West, AIA and Albert Garcia, AIA



Summer Street Supportive Housing received a combined **\$2,174,381** in energy-based incentives, tax credits, and grants!

LOWEST DENSITY SF TOWNHOUSES	
individual 3-story townhouse units parking on ground level, back garage access no elevators Type VB Construction	
# of UNITS	6
# Parking	12
Avg. Size (approx. gsf)	2,400
# FLOORS	3
GSSF/FLOOR	4,800
TOTAL GSF	14,400
market \$/sf	\$ 625
org. market \$	\$ 9,000,000



KITE produced this predevelopment massing study on the East Side of Providence.



For Crossroads Family Housing's renovation of 14 three-story wood frame structures, KITE implemented a cost control strategy that included active management of risk factors to successfully come in under Rhode Island Housing's approved construction budget.