OUR STORY

Team
Approach
Partners
“Culture and diverse foundations are a core part of how we create equitable communities.”

Kia Weatherspoon, Founder + Principal
Determined by Design
Our Team

Kia Weatherspoon
FOUNDER + PRINCIPAL

Angelica Mohabir
DESIGNER

Ketan Doiphode
ARCHITECT

Experience
Carlyn + Company
Builders Design
Skidmore, Ownings + Merrill
ForrestPerkins
GF Management

Education
Fine Arts Interior Design
Arch. Management+Design, Business Communications + Broadcast Media

Our Services

Interior Design
Project Management
Construction Administration
FF&E Specification
Procurement

NIGP PRIMARY
907.35.00
918.54.00
918.63.00
920.18.00
962.07.00
962.48.00
958.77.00

Codes & Certifications
DUNS 079198554
CAGE 71MP3
NAICS 541410
CBE LSZR60554032019
LBE, SBE, DZE, VOB, ROB

CBE LSZR60554032019
LBE, SBE, DZE, VOB, ROB
"Interior Design isn't a luxury for a few. It's a standard for ALL!"

Kia Weatherspoon, Founder + Principal
Determined by Design
Our Partners

Development
Alexandria Housing Development Corp.
Arlington Partnership Affordable Housing
Atlantic Pacific Partners
Carpenter’s Shelter
Dantes Partners
Stratford Capital Group
The Community Builders
The Michaels Organization
Urban Matters
WC Smith
Wesley Housing Development Corp.

Architectural
Cooper Cary
Davis Carter Scott
Grimm + Parker Architecture
KGD Architecture
SK+I
Stoiber + Associates
Torti Gallas + Partners
WDG
Wiencek + Associates

Our Projects

Affordable Housing
Ainger Place
American Legion
Archer Park
Brookland Apartments
Bruce Monroe - Mixed Income
Bruce Monroe - Senior
Capital Vista
City View Apartment
Fortitude @ Delta Towers - Senior
Girard St. Apartments - Senior
Momentum @ Shady Grove
Petworth Station

Supportive Housing + Non Profit
Carpenter’s Shelter
Phylis Wheatly YWCA
Public Welfare Foundation

Retail + Hospitality
Cherry Blossom Intimates
Uncle Bobbies
Cambria Hotels
“Equitable design, spaces + communities are where we choose to do the work. It’s our why!”

Kia Weatherspoon, Founder + Principal
Determined by Design
OUR **PROCESS**

Design Advocates
Storytellers
Value Experts
Procurement
We are DESIGN ADVOCATES. Compromising in understanding functional amenities and programming starts with collaboration. Our VALUE starts during the Schematic Design. Earlier coordination allows communities to not just provide services but amenities.

Case Study 1 Problem
Timing of when to engage Interior Design typically results in afterthought interiors and programming.
Equitable Solutions
We think within the box. The goal is to find solutions fostering gathering, CONNECTION and multi-functional spaces. Doing so within in the limits and needs of our design partners.

Case Study 1 Solution
We re-imagined how the main lobby could function as an amenity. Creating seating groups promoting engagement. We were also able to create a mezzanine as a new amenity and increase sq. ft.
Our Process

Perspective
We are STORYTELLERS which surpasses a style. Every building has a story, its the depth of the community. The story connects the community and residents with intentionality.

Case Study 2 Problem
The history of a community is the foundation often not carried into interiors. The results are arbitrary color selections, lack of texture, and context.
Our Process

Context + Concepts
We practice safe design and always start with a CONCEPT. They are rooted in the history, names and story’s. Our concepts are guide post that surpass trends.

Case Study 2 Solution
We bought the story of Nannie Helen Boroughs to life. Using natural stone, wood textures, and illuminated the space with decorative lighting.
Our Process

Details are the best Value

Transparency is essential in our PROCUREMENT process. We provided these services to ensure cost savings on the moments that highlight a project.

Case Study 3 Solution

An specified lighting solution was repetitive from a previous project. We knew the project required more. Our due diligence with finding accurate pricing resulted in a detail, custom light fixture that punctuated the main lobby.
OUR WORK

Concept
Community
Value
Longevity
Impact
Archer Park
Washington, DC

“We didn’t know design at this level was possible for our affordable housing projects. They set our new standard.”

Pam Askew, Executive Vice President
WC Smith
“Our residents couldn’t believe THIS space was for them.”

Nicholas Barraco, Executive Vice President
Stratford Capital Group
“It’s more than interior design. They want to integrate the community and its history.”

Buwa Binitie, Managing Partner
Dantes Partners
“They brought beauty, grace, + dignity to how breast cancers survivors are fitted for their prosthetics”

Dr. Regina Hampton, CEO
Cherry Blossoms Intimates
ON THE BOARDS

Diverse
Community
Fresh
Change
“Inspiration from the rich cultural history of a place and its people using design as the storyteller. The thread of the story becomes visible in the design, patterns, and colors. The design they created to communicate the work compels you to travel through the space in search for the story.”

Aspasia Xypolia, Senior Development Manager
The Community Builders, Inc.

Bruce Monroe - Mix Income Housing
“Some people just talk about doing the work. They are getting it done.”

Mel Thompson, Principal
Grimm + Parker Architecture

Capital Vista - Affordable Housing
“Working with Determined by Design was a truly collaborative process – reviewing owner budgets, materials and pricing, and creating realistic targets that satisfied the budget and aesthetic wants of the owners.”

Laurie Allen Bilski, Preconstruction Manager
Bozzuto Construction

Delta Towers - Affordable Housing
Their approach was just different.

Jason Duguay, Vice President
Stratford Capital Group
Let’s elevate your standard.