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**IJKIM** ARCHITECT

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# About

## Firm Introduction

ijKim architect pllc is an award winning architectural firm based in New York and New Jersey. The firm consists of interdisciplinary thinkers and experts in the field who are dedicated to create design and engineering solutions that are economical, timeless, and engaging while aligning with client's goals, aspirations, and financial objectives.

For each and every project through our creativity and technical expertise, ijkim strives to transform function and utility into fresh and practical ingenuity, ecologically sensitive and positive to surrounding communities.

Having designed over 100 million square feet of commercial and residential spaces, our team have the skills and discipline to deliver utmost quality within budget and time constraints. Let us improve the quality of your life by enhancing the spaces you choose to live, work, manage, and invest in.

## MBE Certifications & Pre-Qualification

ijKim architect is a certified Minority Business Enterprise (MBE) in New York, Port Authority of New York New Jersey (PANYNJ), and NYC School Construction Authority (SCA). ijkim architect is also a small business enterprise (SBE) registered at PANYNJ and a pre-qualified professional service firm for NYC SCA projects. ijkim welcomes an opportunity to be engaged as a minority business partner for prime consultants and contractors.

## Principal Architect



iljoong kim, AIA, NCARB, LEED AP

Mr. Kim is a principal architect and founder of the firm. He is a creative thinker and technical expert in the design and construction fields with 20 years of hands on experience in a wide range of building types and scales ranging from small interior renovations, rehabilitation/ conversions, to new high rise ground up buildings.

For his credentials, Mr. Kim is a licensed architect registered in New York, New Jersey, and Maryland with a National Council of Architectural Registration Board (NCARB) and LEED AP Certificates. He is also a registered NYC Special Inspection Agent. For his education, Mr. Kim graduated from Massachusetts Institute of Technology (MIT) and McGill University with Masters in architecture and urban design.

Prior to starting his own practice, Mr. Kim had worked as a design lead, senior architect, project manager, and master planner for large architectural firms in the U.S. and Canada such as Stantec, S.O.M, and Gensler. He also served as a construction managing officer (first lieutenant) for the Korean Army. Mr. Kim also inspected over 300 hundred NYC school buildings as a Senior Architect consultant for NYC SCA BCAS projects with WSP (formerly Parsons Brinkerhoff).

# Services

## Architecture

Analyze project requirements; create comprehensive design and technical solutions; deliver construction documents; coordinate and oversee construction.

## Master Planning

Develop district scale planning including building massing, program distribution for medium to long term phased developments.

## Renovation

Analyze building code requirements; evaluate existing conditions; strategize optimal design and engineering solutions, redesign existing space for new tenant fit-outs, occupancy change, or facility upgrade for Landlords.

## Zoning & Real Estate

**Development Consulting**  
Define financial and physical constraints and opportunities; analyze zoning and building codes; develop concept and analyze costs vs value to determine viability of real estate development.

## Interior Design

Design interior space that can enhance overall spatial experience and effectiveness by understanding and responding to client's needs, desires, characters, objectives, and potential end-user behaviors.

## Project Management

Manage projects as a owner's representative from inception to final completion by managing and overseeing planning, design, engineering, estimating, construction contracts, and entire construction process.

## Urban Design

Provide comprehensive planning and design solutions for regional scale projects including density, land use, infrastructure, and phasing.

## Facility Inspection

Provide visual inspection of the physical condition of the existing properties along with zoning and building code compliances for client's due diligence.

IJKIM ARCHITECT PLLC  
[www.ijkimarchitect.com](http://www.ijkimarchitect.com)

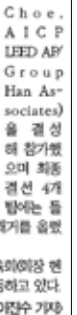
(646) 770 - 2034  
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300 Sylvan Ave. FL2 Englewood Cliffs, NJ 07632

건축사 김일경(사진) 'I Kim Architect' 대표가 최근 서울시의 복과 유, 개발을 위해 실시한 '국제 건축공모전'인 Rocky Roadway site development in New York에서 10위에 입상했다.

이번 건축공모전은 자연을 허락해 인공적으로 된 피해를 복구하여 자연 환경을 개선해야한다는 걸 말하는 기부에 대한을 수 있는 자원으로 개발하는 목적으로 실시된 것으로 전 세계에서 117개 건축회사들이 참가했다.

김 대표는 팀(A)Boorg Kim, AIA LEED AP@Kim Architect, @Sangmok Kim, AIA LEED AP@NEED Architecture LLC, @Michael Chanter, Assoc. AIA/Groep Haa Associates, @Yi Gao



**REGISTER**

The FAR ROC Design Competition resulted in 117 unique design proposals for the resilient development of Arverne East from over 20 countries around the globe—a truly international response to a design problem that will face more and more of our world's communities in coming years. From those entries, four finalists and six honorable mentions were selected. The four finalists will each receive a stipend of \$30,000 to aid in further development of their design proposals, which they will then present to the FAR ROC Design Jury in advance of the one year anniversary of Hurricane Sandy.

- o F.R.E.D. | Ennead Architects | New York, NY, USA
- o Rockaway Rising | Lateral Office | Toronto, Canada
- o Far Rockaway | Seeding Office | London, UK
- o Small Means and Great Ends | White Arkitekter | Goteborg, Sweden

- o **ROCKeast** | Mithūn | Seattle, WA, USA
- o **Untitled** | **FRPO** | Madrid, Spain
- o **Beachside Lifestyle, Community Lifeline** | **McGregor Coxall** | Sydney, Australia
- o **S.E.C.U.R. ROC** | **elandscript** | Hong Kong
- o **Dune Co-Habitat** | **LOT-EK** | Napoli, Italy
- o **S.A.N.D.** | **ijKim Architect** | New York, NY, USA

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S.A.N.D. by **ijKim Architect**, New York, NY

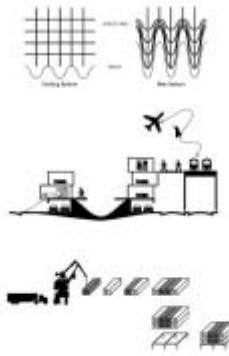
**W703B2**  
**S.A.N.D.**

Stronger Arsenals | Nomadic Domains

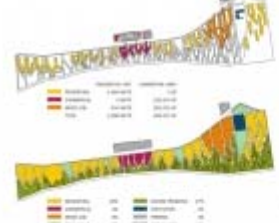
The idea of a portable structure is a fundamental concept in architecture. It is a structure that can be moved from one location to another, and it is a structure that can be used in a variety of ways. The idea of a portable structure is a fundamental concept in architecture. It is a structure that can be moved from one location to another, and it is a structure that can be used in a variety of ways. The idea of a portable structure is a fundamental concept in architecture. It is a structure that can be moved from one location to another, and it is a structure that can be used in a variety of ways.

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**Conclusion**  
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Click above image to view slideshow  
S.A.N.D. by **ijKim Architect**, New York, NY

**Architect**  
News

World  
Architecture  
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Awards

4 - 6 November 2015, Singapore | Award entries now open



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## For a Resilient Rockaway (FAR ROC) Design Competition Finalists



**W703B2**  
**S.A.N.D.**

Stronger Arsenals | Nomadic Domains

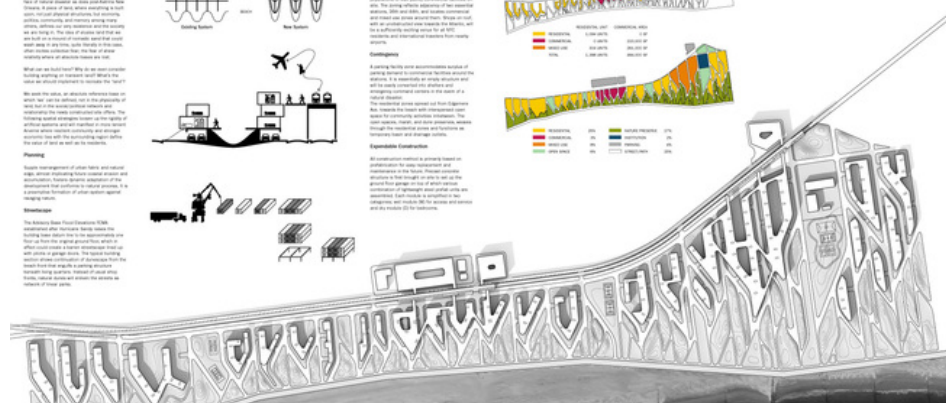
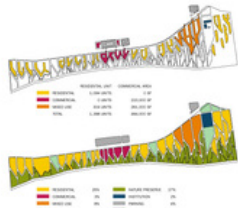
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Honorable Mention: S.A.N.D. by **ijKim Architect**, New York, NY



## The Nest - New Milford Apartment Building



Client: DHMC America Corp.  
Services: Architecture, Engineering  
Program, Interior Design  
Construction documents  
Construction Management  
Special Inspections  
Location: New Milford NJ  
Program: 38 Unit Multifamily  
Size: 61,040 sq. ft., 74 Parkings  
Year: 2017 - 2020

New Milford Apartments project is a four story ground up multifamily residential building consisting of 38 rental units and 74 parking spaces with amenities. ijKim designed, inspected, and managed the entire project.

Due to extremely tight budget and construction schedule requested by the client, building was designed to be simple, easy to construct, and low maintenance while providing spacious, comfortable spaces, energy efficiency, and superior acoustical quality in between floors and units.

In response to client's request for a building to be attractive for local rental market, building facade designs were juxtaposed with different styles but with a relatively simple color scheme.

© ijKim architect pllc



## V Residence



Client: Private/ Confidential  
Services: Interior Design, Renovation  
Coop Board Approval,  
Landmark & DOB Permits,  
Construction Documents,  
Construction Overseeing

Location: 37 W 12 St. NYC

Program: Residential

Size: 1650 sq.ft.

Year: 2014

This project is a two bedroom two bath coop apartment gut renovation in a landmark building located in west village New York City for a private client who loves classic architectural details. As a design solution for ample interior lighting for a concrete building which only has a couple embeded junction boxes, architect designed shallow coffered ceiling with LED ambient lighting. Custom cabinetry was also designed for the client.

*Client reviews at houzz (saviv76):* Efficient & Creative... two characteristics that rarely exist together, but he has it. I have never worked with someone who had great ideas and vision who could also communicate and executed them in an efficient manner...contractors were impressed with his thorough drawings and problem solving...

## MADANG - A New Restaurant at the Cliff



Client: JooASoo LLC  
Services: Architecture, FF&E  
Civil, Traffic, MEP, Struct. Eng  
Exterior & Interior Designs  
Rehabilitation/ Renovation  
Variance/ Public Hearing  
Zoning, Bldg, NJ DOT Permits  
Construction Drawings  
Location: Englewood Cliffs, NJ  
Program: Restaurant  
Size: 3,510 sq.ft.  
Year: 2016 - 18

This new restaurant building project rehabilitates an old residential structure which has been abandoned for over twelve years. In this project, ijkim architect carefully evaluated the existing condition of the building and took a surgical approach to correct existing structural issues and revitalize the entire building with a new fresh identity within client's budget in mind. The proposed design elevates quality of space through seamless flow between inside out to new roof decks and extended porch, spacious dining space on the 2nd floor with high vaulted ceiling, and accessible ramps for the handicap.

Client reviews at Google: A talented problem solver with great ideas and technical expertise... and a pleasure to work with... © ijkim architect pllc



## J/T Residence



Client: Private/ Confidential  
Services: Interior Design, Renovation  
FF&E Specifications,  
Custom Cabinetry Design,  
Landmark & DOB Permits,  
Construction Documents,  
Construction Management

Location: 44 Lispenard St. NYC

Program: Residential

Size: 1850 sq.ft.

Year: 2015

© ijKim architect pllc

This project is a two bedroom two bath loft condo gut renovation in a landmark building located in Tribeca New York City for a private client. Design optimizes the space with custom built-in furniture and a flexible space with mezzanine that can be used as extended dining, home office, or third/ guest bedroom. This project increases the value of the property through contemporary design solutions, spatial efficiency, additional room, and extended floor area on mezzanine.

*Client reviews at houzz (J.T.): Creative, responsive, incredible attention to detail!... thoughtful and creative in finding solutions...helped us put out a bid package and project-managed the ultimate process and team. relentless about checking the quality of the work...*

## St.Mary Eye & Surgery Center - Queens New York



Before



Client: St. Mary Eye Clinic & Surgery  
Services: Interior Design, Renovation  
Built-in Furniture Design  
MEP Engineering, Permits,  
Construction documents,  
Construction oversight  
Special Inspections

Location: Flushing NY  
Program: Healthcare  
Size: 2,700 sq. ft.  
Year: 2016

This project is from a repeat client Dr. Kim for whom ijkim architect designed his eye clinic and surgery center renovation in Palisades Park New Jersey. Located in the downtown Flushing area off the Main street, this interior fit-out project provides a custom built central work/ nurse station that creates seamless flow of staff and patients interactions while enabling efficient day to day healthcare business operations. ijkim architect also provided acoustical design solutions that enabled more patient privacy by soundproofing exam rooms.



## Onnuri Community Church - Inspection, Roofing & Mech./ RTU Replacements



Client: Onnuri Community Church  
Services: Building Inspection  
Roofing Design  
Mech. Engineering  
Construction documents,  
Construction Management

Location: Fort Lee NJ  
Program: Religious Facility  
Size: 25,000 sq. ft.  
Year: 2018-19

This project is from a repeat client Onnuri Community Church for their capital improvement for the church building. ijkim thoroughly investigated the existing conditions and potential reasons behind ongoing water leak problems and high utility bills and then proposed a comprehensive architectural and engineering solutions, which redesign the existing roofing and mechanical systems. ijkim architect also provided construction management services to make sure contractors abide by design solutions and overall quality of construction. According to client, there has been no water leaks even during and after heavy storms and utility bills were reduced almost in half after completion.



## St.Mary Eye & Surgery Center - New Jersey



Client: Dr. Daniel Kim, MD  
Services: Interior Design, Renovation  
Construction Drawings,  
Construction management  
Location: Palisades Park, NJ  
Program: Healthcare  
Size: 12,000 sq.ft.  
Year: 2013

This project creates a modern and cool atmosphere with a color palette inspired by human eyes which reflect the practitioner's field of specialty. Renovation improved work efficiency and created healthcare experience that is pleasant for both staff and patients. According to the client, business operation has been much more effective and the number of patients increased by 30% after the renovation.

## Sylvan Family Eye Care



Before (Above)



Before (Right)

Before (Right)



Client: Dr. Wong  
Services: Interior Design  
Renovation, Permits  
Construction drawings  
Location: Englewood Cliffs NJ  
Program: Commercial  
Medical Office  
Size: 1,200 sq. ft.  
Year: 2018

Sylvan Family Eye Care is an optometry office providing comprehensive eye care services. This project transformed an optometry practice that felt outdated eyeglass store into a much more spacious contemporary healthcare facility that not only accommodates all of client's needs but also provides a new fresh brand identity.

Client Reviews at Google: instrumental in bringing our vision to life...personally checked in with the contractors to make sure issues were dealt with in a timely manner...ijkim architect has been a godsend for office renovation. Thank you!



Client: CW Kim  
Services: Design Build  
Interior Design  
Construction -  
Management  
Branding Strategy  
Location: Edgewater NJ  
Program: Commercial  
Size: 1620 sq. ft.  
Year: 2014

MessmerEYEze is a new luxury eye salon & spa which provides eyelash extension, facial skincare, and permanent eyebrow cosmetic procedure services. Through classic and sophisticated design solutions, this project created high-end experience with a relatively low budget and tight construction schedule. The owner retained ijkim architect not only as an architect but as a construction manager for managing construction costs, construction trades, material procurements, town inspections, dealing with adjacent tenants and landlord, and final certificate of occupancy. According to the owner, there was a significant cost saving because the entire project costs turned out to be about 35% less than quotes from general contractors.



## West Village Restaurant & Bar | NYC Landmark Public Hearing Approved



Before



Before



Client: Confidential  
Services: Architecture, Engineering  
Interior & Exterior Design  
Construction Oversight  
NYC Landmark and  
Public Hearing Approval  
Sidewalk Cafe, Permits

Location: Greenwich Village NYC  
Program: Eating & Drinking Facility  
Size: 2510 sq. ft. (2 Levels)  
Year: 2015-16

© ijKim architect pllc

Located in a landmark district in Greenwich village NYC, this project focuses on revitalizing interior and exterior space of the building. Design removes the enclosed sidewalk cafe for an easy accessibility and restores the original building aesthetics with a modern twist. Off the shelf inexpensive materials and fixtures were used and existing building materials were repurposed to meet client's low construction budget and short timeframe.

## Master Class Academy | Learning Center



Before (Left)

Client: GD Choi  
Services: Programming  
Interior Design  
Renovation, Permits,  
Construction documents  
Construction Oversight  
Location: Fort Lee NJ  
Program: Educational  
Size: 2300 sq. ft.  
Year: 2015

Master Class Academy is an after school learning center for teens preparing college exams such as SAT. Design proposes a visual axis that cuts through the entire space as a connector. Classrooms are located along the perimeter for natural light, and interior space such as corridor and offices also benefit from natural light through interior windows and glass doors. This project was successfully completed within a very tight budget and construction schedule without change orders.



## K Residence



Client: Confidential  
Services: Interior Design  
Kitchen Design  
Structural Design  
Furniture Fixture Equipment  
Construction management

Location: Tenafly NJ  
Program: Residential  
Size: 1,500 sq. ft  
Year: 2017

This project is an interior renovation project that includes removing a load bearing wall, erecting a new steel beam and columns for a new open kitchen with an island, and other miscellaneous improvements necessary for better use of space and quality of living within a fairly tight project budget and schedule.

By opening up the wall, design brings in outdoor space in while making compact space more spacious, flexible, pleasant, and engaging for the family and friends.



S.A.N.D. (Stronger Arverne | Nomadic Domain)  
*International design competition Phase 1 Top 10, Honorable Citation*



Client: FAR ROC Competition  
Services: Architecture,  
Master Planning,  
Urban Design,  
Feasibility Studies  
Location: Queens, NY  
Program: Mixed Use  
Size: Residential: 1,388 Units  
Commercial: 484,000 sq. ft.  
Year: 2013

This project is an international design competition entry for developing Far Rockaway Queens NY and selected as one of top ten finalists. The idea is to propose to loosen up the rigidity of artificial systems for more lenient coastal community development. Supple rearrangement of urban fabric and natural edge, almost implicating future coastal erosion and accumulation, shows dynamic adaptation of the development that conforms to natural process. It is a preemptive formation of urban system against ravaging nature. This project was published in New York City Housing Development public announcement and also exhibited at the American Institute of Architects (AIA) New York Chapter for the public.

## St.John University Student Center



Project while at Gensler  
Owner: St. John University  
Work: Construction Drawing  
LEED Certification Prep.  
Location: Queens NY  
Program: Academic  
Size: 100,450 sq.ft.  
Year: 2009

This project is a new ground up base building project, and Mr. iljoong kim was involved as a project architect during construction documents phase while at Gensler. In this project, Mr. Kim developed facade, parapet, and roof construction details both two and three dimensional ones solving complex issues between different materials assebling one another with varying geometries. Mr. Kim also led preparing documentation for a LEED certification of the building.



## 1330 Ave. of the Americas Tower



Project while at Gensler  
Owner: Macklowe Properties  
Work: Exterior Renovation  
Location: New York, NY  
Program: Office, Retail  
Size: 525,000 sq.ft.  
Year: 2008

1330 Ave. of the Americas Tower is a Class A office building located in Mid Town Manhattan. In this Core and Shell Renovation project, Mr. iljoong kim was involved as a project architect while at Gensler. The scope of work for this 42 storey office tower was new facade upgrade, roofing upgrade, MEP system upgrade, and new storefront design and site work. As a team member, Mr. Kim developed construction details for the Roof and Storefront areas and coordinated with engineers for new mechanical space layout.



## New Ogilvy & Mather HQ



Project while at Gensler  
Owner:Ogilvy and Mather  
Work: Renovation  
Location:New York, NY  
Program:Office, Roof Garden  
Size:530,000 sq. ft.  
Year:2007

In this interior and exterior renovations project for the advertising and marketing giant Ogilvy and Mather, Mr. iljoong kim was involved as a project architect while at Gensler. Located along the media avenue, this project transforms the existing old commercial building built in 1917 into a new vibrant media and advertising workplace. The overall work scope of this project includes extensive building facade repairs, roof repairs, interior gut renovation, and new rooftop garden. As a team member, Mr. Kim developed construction details for the new Roof Garden and repurposing of the existing dunnages.



## Bentall 5



Project while at MCMP  
Owner: Bentall Group  
Work: Architecture  
Location: Vancouver BC  
Program: Office, Amenities  
Size: 510,000 sq.ft.  
Year: 2001

Bentall 5 is a new ground up 34 storey class A office tower building in Burrard street in downtown Vancouver. Mr. iljoong kim was involved in this project as an intern architect while at Musson Cattell Mackey Partnership (MCMP). The tapering façade juxtaposed with two different mullion styles differentiates this tower, while keeping the tower footprint more or less constant for maximum floor areas. As a junior member of the team, Mr. Kim assisted on designing underground parking structure, interior design of the lobby, and the core layout.

## Gotham Center



Project while at Gensler  
Owner:Tishman Speyer  
Work:Construction Documents  
Location:Queens NY  
Program:Office, Amenities  
Size:662,000 sq.ft.  
Year:2008

Gotham center is the first phase of two high-rise class A office tower development by Tishman Speyer in Queens Plaza NY. Mr. iljoong kim was involved in this project as a project architect while at Gensler (Architect of Record) during the design development and construction documentation phases of this project. As a team member, Mr. Kim was developing building sections and construction details especially for vertical and horizontal interfaces around roof and facades at the roof top mechanical areas.



## Electronic Arts HQ Phase 2



Project while at MCMP  
Owner:Electronic Arts Inc.  
Work: Architecture  
Location:Burnaby BC  
Program:Office, Lab, Research  
Size:175,000 sq.ft.  
Year:2000

Electronic Arts is a campus-style office/studio complex located on 22 acres in Burnaby, B.C.. Mr. iljoong kim was involved in this project as an intern architect while at Musson Cattell Mackey Partnership (MCMP). This five-storey office building steps with roof terraces in response to the sloping site and scenic views. The main feature is a glazed atrium street that acts both as a light-well to interior spaces and as a main circulation spine. Another unique feature of this building is 16 foot high modular structural system for flexible loft-style space. As a junior member of the team, Mr. Kim assisted on designing lobby and main circulation areas.



## Dundarave Landing Mixed Use



Project Lead while at NTA  
Owner:Karl A. Ray LTD  
Work: Architecture  
Location:West Vancouver BC  
Program:Residential, Supermarket  
Restaurant  
Size:70,000 sq.ft.  
Year:2004

Dundarave Landing is a multi-family mixed use building that consists of condos, restaurant, IGA supermarket, and underground parking. Located in West Vancouver BC, this building expresses eclecticism of surrounding community that became widely diverse in its socioeconomic spectrum. This building provides convenience for residents and communities alike as it became integral part of the neighborhood. All residential condos above the store have ocean views, ample natural sun light and cross ventilation. Mr. iljoong kim led this project while at Nicolson Tamaki Architect (NTA).



## New Canadian Diplomatic Complex



Project while at Samsung  
Owner: Gov. of Canada  
Work: Facade Engineering  
Location: Seoul Korea  
Program: Embassy  
Size: 11,000 sq.ft.  
Year: 2005-6

Located in the historic district of Seoul called 'Jungdong', this new Canadian Diplomatic Complex or Embassy designed by Zeidler Partnership in Toronto Canada strives to express modernism within a traditional Korean context by delicately juxtaposing different materials and textures. The entire building envelope uses a highly integrated pressure equalized curtain wall system, first in Korea, and Mr. Iljoong Kim was involved in this project during construction phase as a building envelop consultant to assist construction company Samsung. As a facade consultant, Mr. Kim modified curtain wall details appropriate to local practice and workmanship.



## North Lands Golf Club House



Project Lead while at NTA  
Owner:North Lands Golf  
Work: Architecture, Renovation  
Location:N.Vancouver BC  
Program:Recreational  
Size:9,000 + 30 sq.ft.  
Year:2004

The scope of this project was to upgrade the overall existing facility with an addition for additional seating areas for the restaurant on the second floor. Mr. iljoong kim was involved in this project as a project architect developing construction details for a variety of intersecting areas and solving issues at the heavy timber structure, which were caused by improper weather protections. Mr. kim led this project while at Nicolson Tamaki Architect (NTA).



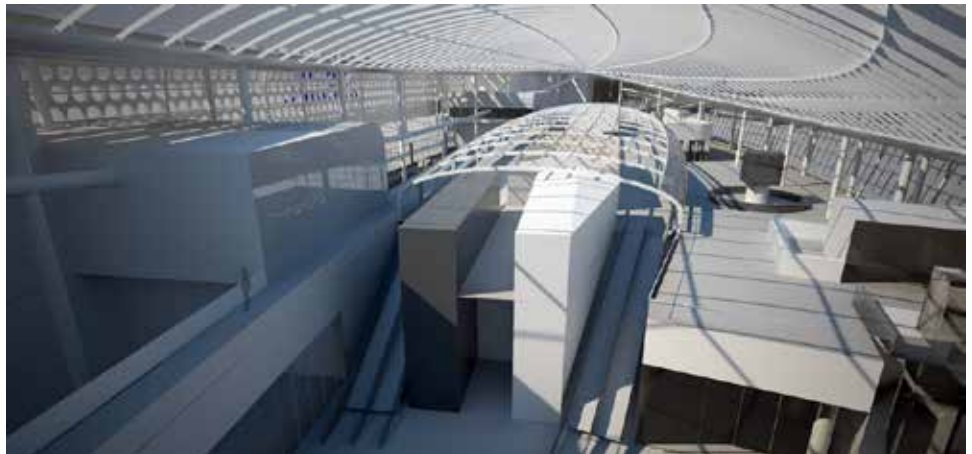
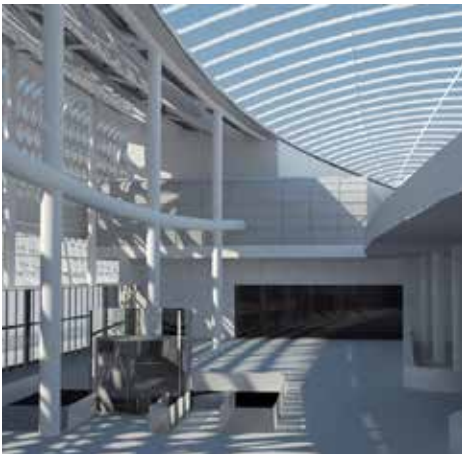
## Kingston–Ulster Airport Clubhouse - 20N



Client: Openbox  
Services: Architecture  
          Programming  
          Brand Strategy  
Location: Kingston NY  
Program: Aviation Facility  
Size: 3,500 sq.ft.  
Year: 2012

The Kingston–Ulster Airport (KUA) is a privately owned public-use local airport located in the Town of Ulster, near the City of Kingston, New York. Located in the beautiful Hudson Valley, this project proposes a new clubhouse as a gateway and a new cultural icon for the City of Kingston. This new aviation facility aims to create a new brand identity for the aging airport while serving as a catalyst for revitalizing the airport and adjacent sites by attracting more people - pilots, friends, families, local academic communities, as well as weekenders from New York City.

## AirBaltic terminal - International Design Competition Entry



Client:airBaltic  
Services: Design Competition  
Location:Riga, Latvia  
Program:airport (7.2 mppa)  
Size:645,500 sq.ft.  
Year:2010

This project is an international airport design competition entry completed within 6 week bidding period given by the organizer. The design concept is to weave continuous flow of motion in the sky and ground with two sweeping lines intersecting one another, creating a new hub/ identity that can connect Riga with global communities. In addition to effectively sufficing all the programmatic and technical requirements, this new terminal will enhance air-traveling experience through ample natural light and air, convenient and comfortable resting places with roof garden views throughout the entire space.



## Queens West Library

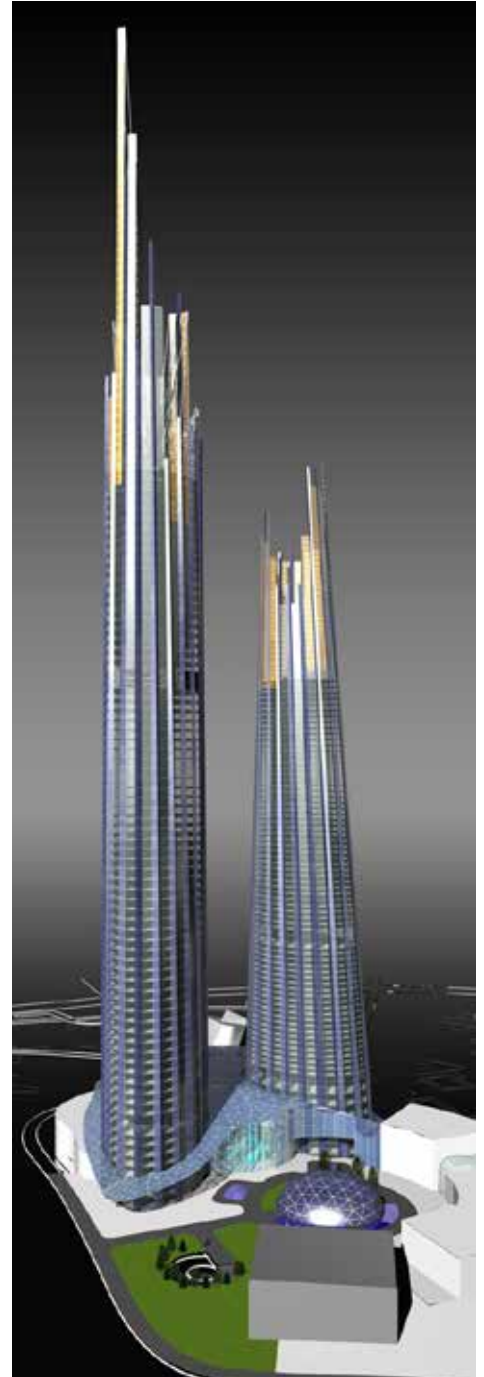


Project Lead while at Gensler  
Owner:Queens Library  
Work:Architecture  
Location:Queens NY  
Program:Library, Amenities  
Size:30,000 sq.ft.  
Year:2008-9

This project (project name Third Gantry) was designed for the Queens West development site which awaits brown-field remediation while Mr. iljoong kim was at Gensler. As a lead managing and senior design architect, Mr. Kim designed the entire building within the limited professional fees. Client requested to design or test fit a modest yet appropriate building for the site's environmental, historical, architectural, and socioeconomic contexts. Mr. Kim designed the library as a new destination with simple yet poetic spaces for education and community gathering with building facades reflecting the aesthetics of near by historic landmark: Gantry.



## Vertical Garden - Next High-Rise Live Work Spaces



Project Lead while at Gensler  
Owner:Angelo Gordon  
Work: Architecture  
Master Planning  
Location:Yongsan Seoul Korea  
Program:Residential, Hotel  
Size:500,000 - 1.2 million sq.ft.  
Year:2007

Vertical Garden is a high-rise residential and hotel prototype designed by Mr. iljoong kim for Yongsan International Business District (YIBD) while at Gensler. As a lead architect, Mr. Kim came up with a design concept called 'vertical garden' by vertically integrating gardens with multifl floors/ living spaces in order to answer global demands for greener and healthier living environments. Through these high rise tower designs, Mr. Kim expressed a new sustainable living paradigm for socially, economically, environmentally, and culturally active vertical communities. Mr. Kim also designed residential unit types for each floor with sustainable design assistance provided by an engineering company Buro Happold.



## Beta - Songdo Science Village Shopping Mall



Project Lead while at Gensler  
Owner: Posco E&C  
Work: Architecture  
Programming  
Brand Strategy  
Location: Songdo Korea  
Program: Retail, Entertainment,  
Residential  
Size: 1.3 million sq.ft.  
Year: 2009

Beta is a new mixed use commercial development concept developed and designed by Mr. Iljoong Kim while at Gensler. As a lead architect, Mr. Kim created a unique shopping experience within the science village of the new city Songdo Korea by using a BETA concept. 'Beta' which means mostly working but still under testing best describes the essence of project in response to the surrounding context: science and engineering communities. Through this project, Mr. Kim proposed a new development prototype transcending typical shopping space prototypes of mega mall, outlets, and street retails by juxtaposing innovative programming, sustainable design solutions, and compelling stories.



## The Eye of Oryx - Qatar Airways Village



Project Lead while at Gensler  
Owner: Qatar Airways  
Work: Master Planning  
Brand Strategy  
Architecture  
Location: Doha Qatar  
Program: Residential, Office, Retail,  
Entertainment  
Size: 10 million sq.ft.  
Year: 2008

The Eye of Oryx is a new mixed use village proposal led by Mr. iljoong kim for Qatar Airways' 12,000 employees while at Gensler. As a lead architect, Mr. Kim proposed design that can provide world-class facilities that are well designed and intelligently planned for modern workforce. By re-interpreting sustainable design as an organizational framework for collective space, this project proposes places that are both beautiful and alive by celebrating not only the depth and variation of light, air, and space in the physical design context, but also diverse cultural and ethnic backgrounds of the employees.



## Yongsan International Business District Master Plan



Project Lead while at Gensler  
Owner:Yongsan Dev. Co.  
Work: Master Planning  
Retail Planning/ Design  
Location:Yongsan Seoul Korea  
Program:Residential, Hotel,  
Office, Retail, Cultural,  
Entertainment, Leisure  
Size:45 million sq.ft.  
Year:2007~8

This project is second stage competition that Mr. iljoong kim was involved as a project manager and lead architect for the Yongsan International Business District while at Gensler in collaboration with high profile firms including SOM, Field Operations, Buro Happold, Parsons Brinckerhoff, and others. Based on overall concept of creating Nature and Technology as an integrated environment, this project strives to combine brands, urban design, and architecture. As a lead architect from Gensler, Mr. Kim led retail design and strategic planning in collaboration with other participating firms.



## White Plain Transit Oriented Development



Project Lead while at Gensler  
Owner: SL Green/ Reckson  
Work: Feasibility Studies  
Concept Design  
Location: White Plain NY  
Program: Mixed use  
Size: 2.5 million sq.ft.  
Year: 2008

White Plain's Green is a new transit oriented live work mixed use development proposal led by Mr. iljoong kim near the Metro North train station while at Gensler. As a lead architect, Mr. Kim proposed to build an elevated public open plaza with two anchor towers. Mr. kim and his team focused on providing easy accessibility to the train and revitalizing street retails with ample parking space behind for both shoppers and commuters.



## PMC- sierra Inc. Headquarter

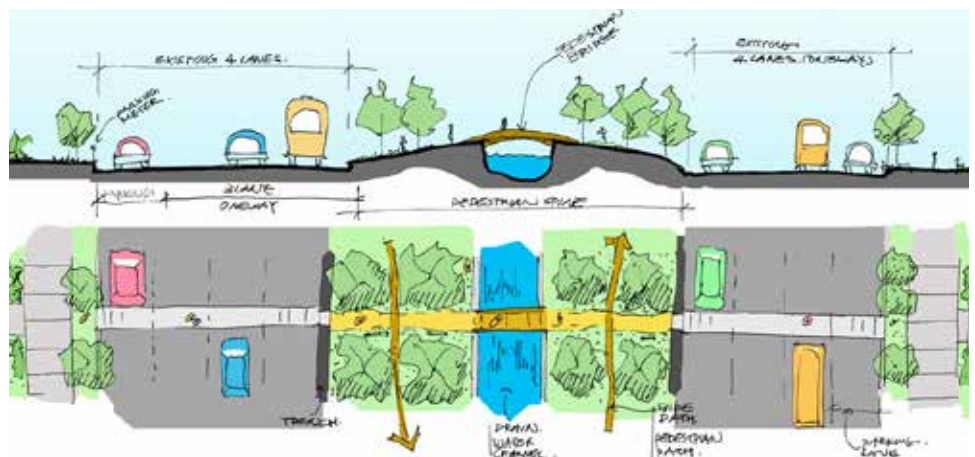


Project while at MCMP  
Owner: PMC-sierra Inc.  
Work: Architecture  
Master Planning  
Location: Burnaby BC  
Program: Office, Lab, Research  
Size: 1.2 million sq.ft.  
Year: 2000-1

Mr. Iljoong Kim was involved in this project while at Musson Cattell Mackey Partnership. Even though Mr. Kim was a junior member of the team, he suggested a design concept and later accepted by Partners and the design team. The design concept by Mr. Kim for this new head-quarter was creating a central circulation spine/ loop that connects main atrium node of clusters of buildings through surrounding landscape. Each cluster of buildings comprises a 3, 5 and 7 storey building for planning flexibility; interior bridges connect in between buildings at each level through the atria. The buildings are designed to be fully equipped with intelligent building management systems for high security and building performance.



## Healthy Growth – New Urban District Expansion



Project while at MIT  
 Client:City of Gaoming  
 Services:Urban Planning  
 Location:Gaoming China  
 Program:New Urban District  
 Size:2,600 acres 460 million sq.ft.  
 Year:2005

Healthy Growth is a urban planning project that introduces an ecological approach for smart urban development for an emerging city in China. In this urban plan, intermodal public open space functions as cultural and environmental education venues while providing efficient water management through landscaping and strategic urban density distribution, creating a framework for sustainable urban growth.



# New Magna – A Next Century Suburb - Competition Finalist



Project while at MIT  
Client:Urban Land Institute  
Services:Urban Design  
Competition  
Location:Magna UT  
Program:Residential, Retail  
Size:1,377 acres 9.6 million sq.ft.  
Cost:\$373 million for 10 years  
Year:2005

New Magna is the ULI urban design competition which was selected as one of four finalists and received an honorable citation. This proposal reconsiders suburban development for the next century by addressing both sustainability and community. The design concept is to create a dialogue between the continental grid and existing wetlands. The result is an environmentally sustainable development that interconnects four new neighborhoods with the existing small town of Magna through a network of green space and community buildings.

## Experience

- current Goldman Residence (2nd floor renovation) - Englewood Cliffs, NJ - 760 sf  
Liu Residence Renovation, NYC - 975 sf  
Restaurant/ Bar (Renovation and LNO) - Manhattan NY - 650 sf
- 2019 New Milford Apartment (38 Units/ 74 Parking), New Milford NJ - 61,040 sf  
Young Residence Addition/ Renovation, Closter NJ - 2,280 sf  
Onnuri Church renovation (Gym, Roof, Lobby etc), Fort Lee NJ - 25,000 sf
- 2018 MaDang, a New restaurant bldg - Englewood Cliffs, NJ - 3,510 sf  
Silvan Family Eyecare renovation, Englewood Cliffs, NJ - 1,200 sf
- 2017 Onnuri Church renovation (Pool Level), Fort Lee NJ - 8,900 sf  
Single family House renovations, Englewood Cliffs NJ - 4,315 sf  
Ciaravino residence renovation, Manhattan NY - 1,445 sf  
Sathaye residence (Landmark condo renovation), Manhattan NY - 1,600 sf  
Kim residence renovation, Tenafly NJ - 1,500 sf
- 2016 Brownstone renovation in Harlem, Manhattan, NY - 2,700 sf  
Dyson residence (Landmark coop renovation), Brooklyn, NY - 1,300 sf  
C-house 2nd floor addition & gut renovation, Rock Tavern, NY - +625 sf  
Onnuri Church renovation (Office) - Fort Lee, NJ - 850 sf  
New Medical Center (Ophthalmology) - Flushing, NY - 2,700 sf
- 2015 West Village bar & restaurant renovations (NYC landmark) - 2,510 sf  
Tribeca floor through loft gut renovation (NYC landmark) - 1,850 sf  
Supermarket Interior fit-out - Closter, NJ - 6,500 sf  
UES coop apartment renovation - 845 sf  
C House addition in upstate NY - 625 sf
- 2014 Bar/ Cafe in Soho - 275 sf  
Master Klass Academy - 2,300 sf  
C House renovation - Queens, NY - 2,000 sf  
V Residence (Landmark coop gut reno), NYC - 1,650 sf
- 2013 Mesmereyez (New luxury eye salon spa) - Edgewater, NJ - 1,620 sf  
PSK Internal Medicine Dr. Office - Englewood Cliffs, NJ - 1,300 sf
- 2012 St. Mary Eye & Surgery Center Renovation, Palisades Park NJ - 12,000 sf  
Ridgefield Medical Center Zoning approval, Ridgefield NJ - 10,000 sf  
Kingston Ulster airport clubhouse design, Kingston NY - 4,000 sf  
Salon/ Skin-care, Maspeth NY - 1,500 sf
- 2011 New Market/ Deli Store, Brooklyn NY - 3,000 sf  
Multifamily house renovation, Fort Lee NJ - 3,500 sf  
Sunwize warehouse development, feasibility, Kingston NY-70,000 sf
- 2010 AirBaltic airport competition, Riga Latvia-646,000 sf  
H-Restaurant, Rutherford NJ-2,040 sf
- 2009 UES luxury townhouse consultation, NYC-10,000 sf  
Songdo Science Village Street Mall, Incheon-1.3 mill sf\*  
Crown Height High School, Brooklyn NY-195,000 sf\*



## Experience (Cont.)

- 2008 St. John University Center, Queens NY-100,450 sf\*  
Qatar Airways Village Master Plan, Doha Qatar-10 mill sf\*  
Queens West Library, Long Island City NY-30,000 sf\*  
White Plains Business Center Feasibility, White Plains NY-2.5 mill sf\*  
1330 Ave. of America Tower Renovation, NYC-40 storey 525,000 sf\*
- 2007 Gotham Center, Queens NY-New 24 storey office tower\*  
Ogilvy & Mather Headquarter, NYC-11 story 530,000 sf\*
- 2006 Stamford Hotel Residence Feasibility, CT-440 units-1.3 mill sf\*  
Centuria Master Plan, Fort Lee NJ-1.5 mill sf\*  
IFEZ Songdo Arts Center Master Plan, Incheon Korea-3.1 mill sf\*
- 2005 Yongsan IBD Retail/ Entertainment Complex, Seoul-5 mill sf\*  
Yongsan International Business District Master Plan, Seoul-40 mill sf\*
- 2004 New Canadian Embassy. Seoul Korea-11,000 sf  
Columbia University Master Plan, Manhattanville NYC-6.8 mill sf\*  
Hoboken Terminal Redevelopment, Hoboken NJ-18 mill sf\*
- 2003 Britannia Elementary School, Vancouver BC-30,000 sf\*  
Northlands Golf Clubhouse N. Vancouver BC-1,500 sf\*
- 2002 IGA/ Dundarave Landing Multifamily, W. Vancouver BC-70,000 sf\*  
Special Care Nursery Unit, BC Hospital, Vancouver BC-5,500 sf\*
- 2001 Burnaby General Hospital Expansion, Burnaby BC -350,000 sf\*  
Port of Spain General Hospital, Trinidad and Tobago-25,600 sf\*
- 2000 Bentall 5 Office Tower-34 storey, Vancouver BC-510,000 sf\*  
PMC sierra Inc Headquarter, Burnaby BC-1.2 mill sf\*  
Electronic Arts Inc Headquarter Phase 2, Burnaby BC-45,000 sf\*

## Reviews

### Google

#### **Madang NJ**

A talented problem solver with great ideas and technical expertise. IJ helped us transform an old standalone building vacant for over 10 years into a beautiful restaurant. During the process, I found IJ to be creative, efficient and attentive to details.

In detail, his work involved a zoning permit with variance through public hearing and architectural design and construction drawings. The work also included interior and engineering components such as structural, mechanical, electrical, plumbing, fire protection, civil, landscape, traffic as well as necessary work permits.

IJ took a surgical approach finding design solutions that can maximize the use of space (both interior and exterior) and retrofit the old building in compliance with current codes and place all the heavy cooking and mechanical equipment necessary for operating a restaurant. He came up with a bold design solution that is beautiful, dramatic, engaging, and yet cost effective. Also he was there throughout the construction trouble shooting issues and providing alternative design solutions as necessary in response to change in site conditions.

At my new restaurant, "Madang" (a modern Korean restaurant and cafe in Englewood Cliffs, NJ), customers have complemented on the beautiful dining space.

Overall, IJ is highly knowledgeable and a pleasure to work with.

#### **Carson W**

As a small business planning for a complete overhaul of our office space, we had no idea where to begin. Thankfully, IJKim Architect (and Iljoong himself) came to the rescue. From designing the space for a medical practice to selecting the materials for tiles and trims, Iljoong was instrumental in bringing our vision to life. Furthermore, he also personally checked in with the contractors to make sure issues were dealt with in a timely manner.

IJKim Architect has been a godsend for office renovation. Thank you!



## Reviews

### Houzz

#### **saviv76**

Relationship: Client

Project Date: March 2014

Project Price Range: more than \$100,000

Efficient & Creative... two characteristics that rarely exist together, but he has it. I have never worked with someone who had great ideas and vision who could also communicate and executed them in an efficient manner. Equally important... the contractors were impressed with his thorough drawings and problem solving during construction.

My project was a full gut renovation of a 2 bedroom 2 bathroom apartment with peculiar utility placement. He was able to translate my wants/needs into a beautiful design and was a pleasure to work with.

#### **J. T.**

Relationship: Client

Project Date: September 2015

Project Price: more than \$100,000

Creative, responsive, incredible attention to detail!

Iljoong helped us with a gut renovation of a 2.5 bedroom, 2 bath loft. His design was beautiful and efficient, and we are very happy with the outcome. He focused on aesthetics as well as maximizing square footage (added a study with sleeping loft and amazing storage areas) and helped us navigate and expedite the permitting process. Our building is old, and when we found inevitable surprises in construction, Iljoong was thoughtful and creative in finding solutions.

He also helped us put out a bid package to several contractors and project-managed the ultimate process and team. He kept them accountable and was relentless about checking the quality of the work. We went with a more affordable and newer contractor to save money on the project but would not have been able to get the same quality of execution without Iljoong's oversight.

#### **beatrizchung**

Relationship: Colleague

Project Date: April 2014

Project Price Range: \$1,000 - \$9,999

I had to sell this house and found out that it had violations in the basement and attic. I called several architects and we chose IJ Kim. The first architect came in and couldn't give us any straight answers. He sent an estimate 10 days later, with all numbers subject to change.

When IJ Kim came to see the house gave an estimate right away. Once accepted he did the drawings on that same day and the next day they were submitted. His contracting crew came in to do the work which was finished in 4 days. Inspectors came in within a month and we were good to sell the house.

I worked with many architects in the past, but no one comes close to him in high performance, responsiveness, and great advice that can save you a lot money. I highly recommend him to my friends, clients and family.

### Angie's List

#### **05/13/2014 – Magali Carmenaty**

He made sure we got good results from department of building, handled any questions quickly, and prepared us for any issues. All of the work went smoothly and according to his plan. We were looking at other, local architects and for the same price he did everything they did except he was willing to do the work almost immediately. Everything we asked of him, he was a step ahead. He got things for us before we even knew we needed them. Our realtor is even working with him now almost exclusively.

##### Description of work:

He surveyed the house, drew up plans (we were legalizing a few rooms due to original construction issues), made recommendations and got plans approved. He also obtained work permits, made sure all of the work was certified, and done properly.

#### **06/02/2014 – Douglas Souza**

He advised me in my option to create more space in my bedroom.

##### Description of work:

I called him for a service and received more than consultation. It sounded a crash course.....

He focused to understand my objectives and guide me to the best solution and to what was feasible to be done if not why.

Very honest and highly professional in his feedback.

This is a clear example of placing customer first and guarantee of returning customers..

#### **05/05/2017 – jeremy yoo**

The work was thorough and comprehensive

##### Description of work:

IJ Kim came on time and did a diagnostic analyst of a practice I am going to purchase. I wanted to know if there were any building code violations or any other headaches that I might want to know about. This type of job required a person that had experience and knowledge of building architecture and the rules/regulations. He did a thorough evaluation and provided me with a thorough diagnoses. I felt better knowing that I got this done.

#### **08/10/2017 – Sankar Sury**

Went well, iljoong kim had a lot of insights and recommendations on my inquires, pointed out a lot of stuff I would have never considered...

##### Description of work:

Consultation



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金一中 건축사

