

PROJECT TEAM



Lheep Kim | *Principal*

Email: lkim@greenwayeng.com

Title and Responsibilities:

Mr. Kim is the Principal overseeing the daily engineering operations of the Northern Virginia office. He provides oversight to the design team and engineering project managers for Northern Virginia projects.

Professional Profile:

Lheep has over a decade of professional experience providing consulting and design services for land development projects in Virginia, Maryland and The District of Columbia. He has a breadth of experience in infrastructure planning and design development for a multitude of industries and uses - including flex-office developments, roadway designs, subdivision street designs, retail centers, residential subdivisions, multifamily projects, and mixed-use developments. Since joining the industry full-time in 2007, Mr. Kim has been developing his projects with meticulous care and attention to his clients' needs, utilizing the latest technology and software, and has been involved in all aspects of land development engineering. With his experience, forward-thinking design practices, and superb relationships with regulatory review agencies, he is excited to continue contributing to the success of a variety of development projects in the Northern Virginia area.

Education:

2007 – Bachelor of Science: Civil Engineering – University of Virginia

2007 – Minor, Engineering Business – University of Virginia

Affiliations:

Prince William Regional Chamber of Commerce

NAIOP Commercial Real Estate Development Association

NVBIA Northern Virginia Building Industry Association

Experience:

2018-Present – Principal, Greenway Engineering

2007-2018 – Senior Project Manager, Urban Ltd.

Office Location

20 Pidgeon Hill Drive
Suite 208
Sterling, VA 20165

PROJECT TEAM

Projects:

Scout on the Circle: City of Fairfax, Virginia

Project Manager responsible for the design of a mixed-use development consisting of 400 apartment units, two structured parking facilities, 86,000 S.F. of secondary uses including an anchor grocery tenant, and associated infrastructure. Involvement included direct coordination with the Client, Consultants and jurisdictional entities during the entire design/development phases, and his responsibilities also included construction administration efforts.

South Alex: Fairfax County, Virginia

Project Manager responsible for the design of a mixed-use development consisting of 41 single family attached units, 400 apartment units (including affordable dwelling and workforce dwelling units), structured parking, 45,000 S.F. of secondary uses including an anchor grocery tenant, and associated infrastructure.

Dulles Discovery: Fairfax County, Virginia

Project Manager responsible for the design and development of the fourth and fifth phases of the Dulles Discovery campus, a large secure facility located off the Route 28 corridor. The project involved numerous zoning application amendments and subsequent site plans and site plan revisions to capture and entitle the ultimate vision for the campus, which currently contains over 1.3 million S.F. of secure, class A, office facilities.

General Dynamics Headquarters: Fairfax County, Virginia

Project Manager responsible for the zoning application and subsequent civil site plan for the General Dynamics Headquarters in Reston, Virginia. Involvement included direct coordination with the Client, Consultants and jurisdictional entities during the entire design/development phases, and his responsibilities also included construction administration efforts.

Springfield Metro Center: Fairfax County, Virginia

Project Manager responsible for the zoning application and subsequent civil site plan for the TSA Headquarters in Springfield, Virginia. Involvement included direct coordination with the Client, Consultants and jurisdictional entities during the entire design/development phases, and his responsibilities also included construction administration efforts and coordination with TSA and GSA on site security elements associated with the project.

Stonebridge at Potomac Center: Prince William County, Virginia

Project Manager responsible for the design of a multi-family residential building consisting of 308 apartment units, structured parking and associated infrastructure.

PROJECT TEAM

Goose Creek Commercial Center: Loudoun County, Virginia

Project Manager responsible for the design of a multi-phased office and retail development consisting of multiple site plans, revisions and zoning concept plans for an 84 acre site in Loudoun County, Virginia.

Potomac Shores – Golf Clubhouse: Prince William County, Virginia

Project Manager responsible for the design of the first phase of the Potomac Shores Town Center development (Prince William County, Virginia) which involved the design/development of a 15,434 S.F. golf clubhouse and associated infrastructure. The scope of the project also included 2,200 linear feet of roadway, 3,430 linear feet of storm drain infrastructure, 3,060 linear feet of watermain and 3,850 linear feet of sanitary sewer infrastructure.

Leesburg Village Center: Town of Leesburg, Virginia

Project Manager responsible for entitlement and design for various phases of the Leesburg Village Center development, including commercial, office and residential uses. Involvement in the Leesburg Village Center development included entitlement and civil site plans for the LA Fitness, multifamily apartment building, Cobb Theater and subsequent expansion to Cobb Theater.

Oakcrest School: Fairfax County, Virginia

Project Manager responsible for the design of a 97,000 SF private school with associated outdoor facilities and infrastructure improvements to Crowell Road and Hunter Mill Road. In addition, this application required off-site sanitary sewer improvements that cross the Dulles Toll Road requiring additional coordination with MWAA/WMATA to obtain all necessary permits.

Austin Ridge Commercial Center: Stafford County, Virginia

Project Manager responsible for design and development of a 43 acre commercial site at the corner of Courthouse Road and I-95 in Stafford County, Virginia. Involved in the early stages of land planning as well as coordinating the application and public street improvements with VDOT in conjunction with the future interstate improvements for I-95 and Courthouse Road. Application also included a design and development of sanitary forcemain in cooperation with Stafford County Department of Utilities to provide continued service to the development that would otherwise have been negatively impacted by the future interstate improvements.

The Garrison at Stafford: Stafford County, Virginia

Project Manager responsible for the design of a mixed-use development consisting of 104 residential units, structured parking facilities, 282,000 S.F. of secondary uses including office, retail and restaurant uses, and associated infrastructure. Mr. Kim's involvement also included the management and coordination of the zoning/regulating plan to entitle the project through Stafford County, as well as the infrastructure plan and transportation management plan to propose improvements to Courthouse Road to facilitate the development of this project.

PROJECT TEAM

Courthouse West: Stafford County, Virginia

Project Manager responsible for the design of a 7,030 S.F. restaurant building with associated infrastructure. Acted as the Civil Engineer during the early stages of the land planning for the site as well as responsible for coordinating the application with VDOT in conjunction with the future interstate improvements for I-95 and Courthouse Road.

Market Center: Prince William County, Virginia

Project Manager responsible for site design and on-call consultation services to a large commercial and retail center in Haymarket, Virginia. Due to multiple phase approach, involvement included multiple site plans, revisions and proffer condition amendments to entitle the desired uses in conjunction with Client needs and market conditions.

Burgundy Farm Country Day School: Fairfax County, Virginia

Project Manager responsible for the design and construction of the Logan Loft, which resides on the Burgundy Farm Country Day School campus, as well as associated infrastructure and various improvements to the existing campus as part of the Campus Renewal Project. The project included extensive analysis to be in conformance within the previously entitled conditions. Involvement included on-call consultation services as well as construction administration efforts.

The Langley School: Fairfax County, Virginia

Project Manager responsible for the design and construction of a building expansion to an existing facility to accommodate the growing student base. Involvement included working in close cooperation with the Client to accommodate student needs as well as provide a cost sensitive approach to stormwater management and best management practices. Application also consisted of the entitlement of temporary trailer locations to accommodate the school's needs during the design and construction process.

Dulles Expo: Fairfax County, Virginia

Project Manager responsible for the design and development of several retail components in the Dulles Expo shopping center. As the lead engineer and manager for this development, involvement included consultation based on previously entitled conditions, improvements to Willard Road to accommodate additional traffic demands, and detailed proffer conditions analyses to verify compliance with previously entitled development conditions.

Nap of the Capital Region: Culpeper County, Virginia

Project Manager responsible for design, development and construction administration efforts for a large, multi-facility data center use in Culpeper County, Virginia. The scope of the application also included the preparation of a separate application to be provided directly to DEQ to retrofit existing stormwater management basins to accommodate the increased intensity of the entitled uses.

PROJECT TEAM

Foster's Glen: Fairfax County, Virginia

Project Manager responsible for the entitlement and subsequent civil site plan for 326 residential units at the intersection of Route 28 and Frying Pan Road. Application included extensive analysis of existing floodplain and wetlands found on-site, including a detailed floodplain study to facilitate the design of a triple Conspan system to span across Horsepen Run. Project involvement also included public road improvements to Frying Pan Road, as well as the realignment of a large 30" sanitary sewer trunk line to accommodate the increased demands of the proposed development. Worked closely with the Client, land planner and Fairfax County to maximize density while providing a variety of amenities, including an extensive trail network and public park/ball fields that will ultimately be conveyed to Fairfax County Park Authority.

Opitz Crossing: Prince William County, Virginia

Project Manager responsible for the design, development and construction administration efforts for a large residential development in Prince William County, Virginia. Application included multiple challenges, including minimizing impacts to existing wetlands and addressing stormwater management and best management practice needs for the development.

Somerset Park: Town of Leesburg, Virginia

Project Manager responsible for the design and development of two multi-family buildings in the Somerset Park development, totaling an additional 42 units. Application also consisted of multiple ADA improvements across the existing development, as well as the design of a large dog park facility to conform with development conditions. Worked closely with Town of Leesburg Staff to provide cost-efficient engineering solutions to address stormwater management and best management practice needs for the development, which ultimately included a combination of off-site nutrient credits and low impact design facilities.

Kincora Block E: Loudoun County, Virginia

Project Manager responsible for the design, development and construction administration efforts for a mixed-use building in the Kincora Development. Application consisted of 2,000 SF of retail uses as well as ADU/WDU units. Worked closely with the Client and Development Team to address and verify compliance with the proffer conditions as well as the overall Kincora Design Guidelines.

Morven Park: Loudoun County, Virginia

Project Manager responsible for the design, development and construction administration efforts for improvements to the Morven Park Campus. Improvements included the design of three large arenas, hardscape improvements and stormwater management/best management practices on the 1,000 acre campus. Engineering efforts included detailed analysis of the existing site conditions, and siting of improvements around geotechnical constraints, such as rock outcroppings, karst soils, groundwater and spring features. Development of site improvements

PROJECT TEAM

accounted for ultimate uses of the site, which would hold a variety of equestrian events.

Pender Oaks: Fairfax County, Virginia

Project Manager responsible for the entitlement and subsequent site plan for a large residential community off of Route 50, behind the existing Pender Shopping Center. As the civil engineer in early stages of land planning, was involved in the preparation and analysis of a variety of layouts, each presenting varying residential product types. Stormwater management challenges included the bypass of an existing stream to minimize neighboring impacts to the planned community.

Poets Walk of Lansdowne: Loudoun County, Virginia

Project Manager responsible for the entitlement, and subsequent design, development and construction administration efforts for a memory care facility in Lansdowne, Virginia. Based on location, this application also required approval from the Lansdowne Conservancy, and compliance with the overall Lansdowne Design Guidelines. In addition, due to a concurrently processing site plan adjacent to the site, worked closely with the adjacent land owner and engineer to provide storm, sanitary and waterline improvements to accommodate their proposed development.

PROJECT TEAM

Additional Miscellaneous Projects:

Walgreens @ Annandale, Fairfax County, VA
W&OD Trail Improvements, Fairfax County, VA
South Riding, Loudoun County, VA
Van Buren Public Improvements Plan, Prince William County, VA
Manaport Plaza, Prince William County, VA
Pickett Shopping Center, City of Fairfax, VA
Recall Columbia, Ellicott City, MD
Ritchey House Grading Plan, Fairfax County, VA
Sheridan House Grading Plan, Fairfax County, VA
NVCC Annandale – Site Remediation, Fairfax County, VA
NVCC Loudoun – Site Improvements, Loudoun County, VA
Village at Leesburg – Cobb Theater Expansion, Town of Leesburg, VA
Tinner Hill, Fairfax County, VA
Millstream Drive, Loudoun County, VA
Arcola Center, Loudoun County, VA
Potomac Shores Parkway – Phase 1, Prince William County, VA
Dulles West Boulevard, Loudoun County, VA
7700 Arlington Boulevard, Fairfax County, VA
Beaumeade Circle, Loudoun County, VA
Shops at Baileys, Fairfax County, VA
Pomeroy Office Park, Fairfax County, VA
Dulles Industrial Aerospace Park, Fairfax County, VA
Glenn Drive, Loudoun County, VA
Banyan Cove, Town of Leesburg, VA
Idlewild, Fredericksburg, VA
Air & Space Museum Parkway, Fairfax County, VA
1616 Hunter Mill Road, Fairfax County, VA
40 West Plaza, Baltimore, MD
White Flint Plaza, Rockville, MD
Bradlick Shopping Center, Fairfax County, VA
Courthouse Plaza, City of Fairfax, VA
Rolling Valley Mall, Fairfax County, VA
Turnpike Shopping Center, Fairfax County, VA
Arcola Methodist Church, Loudoun County, VA
7920 Braddock Road, Fairfax County, VA
Rippon Landing, Prince William County, VA
Washington Apostolic Church, Fairfax County, VA
Sandy Run, Fairfax County, VA
Reston Bible Church, Loudoun County, VA
Embrey Mill, Stafford County, VA
Somerset Crossing, Prince William County, VA
Stone Ridge, Loudoun County, VA

PROJECT TEAM

Tall Cedars Parkway, Loudoun County, VA
Jamison's Farm, Warrenton, VA
Purcellville Gateway, Town of Purcellville, VA
Glenn Drive, Loudoun County, VA
Buckingham Village, Alexandria, VA