

M E T R O P O L I T A N U N I T E D S T U D I O

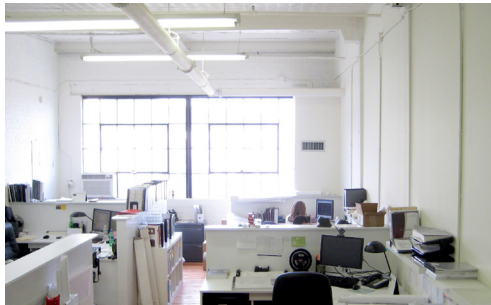
M U S

METROPOLITAN UNITED STUDIO



FIRM PROFILE

Firm Profile



Metropolitan United Studio (MUS) is dedicated to creating a dynamically built environment. We believe in setting a high sustainable standard in the initial phases of every project. This belief comes from a genuine desire to create a healthier, higher quality of living and work in both the residential and commercial environment. Our vision is to increase public awareness of environmental conservation and resource management. Our firm maintains an integrative and comprehensive architectural design practice that prides itself on its close collaboration with various clients. MUS has an inherent understanding of the building process that stems from extensive experience in the field.

Both of our Principals (Jason Kyungsan Kim and Ethan Lu) are LEED Accredited Professionals, members of the International Interior Design Association, American Institute of Architects, and licensed to practice in New York and New Jersey. They both have a diverse background in architecture and urban design with over 40 years of experience in the industry and have been involved in the design and construction of several high profile large scale projects including the Bank of America Tower at One Bryant Park, New York City Transit's Second Avenue Sub-way and the Helena. Their leadership at MUS creates the momentum of opportunities to engage in environmentally-conscious projects in New York and New Jersey and other developments that required a "green" standard from the architect, client and contractor team.

Our project scope typically operates at a wide range of scales, from small retail stores, clinics, interior commercial renovations, and residential units to large mixed-use, residential, and urban scale projects. We have experience coordinating construction efforts with various government and local agencies as well as projects involving multiple disciplines. MUS is capable of handling all facets of the design process including:

- Preliminary Programming and Spatial Configuration
- Schematic Design
- Design Development
- D.O.B Filings
- Construction Documentation
- Construction Administration
- Civil, MEP and Structural Engineering Coordination
- Residential and Commercial Interior Design

Metropolitan United Studio (MUS) has been certified as a Minority Business Enterprise (MBE) by New York State, New York City, and New Jersey. In addition to working on projects in the U.S., we are currently involved in a variety of international projects. MUS maintains an active office in Korea.

For more information about Metropolitan United Studio, feel free to visit our website at www.mu-studio.com.

PROJECTS COMPLETED UNDER METROPOLITAN UNITED STUDIO (MUS)

RESIDENTIAL PROJECTS

METROPOLITAN UNITED STUDIO



Celadon Elizabeth, NJ

This brown-field reclamation site is a proposed 30 acre mixed use, sustainable waterfront community with one of the highest degrees of accessibility in the northern New Jersey area.

Located less than 2 miles from Newark Liberty International Airport on the Newark Bay in the City of Elizabeth, this development is conceived as a high rise "airport city" providing commercial, residential and hotel accommodations for NJ residents that work within the region or commute to NYC, and the international business traveling community. Celadon is also highly anticipated due to its unique application of smart growth and sustainable development principles that will provide significant municipal and regional economic impacts.

This development benefits from a waterfront location that will feature expansive views and a ferry landing providing direct access to lower Manhattan in approximately 25 minutes. Working with the New Jersey Department of Environmental Protection and other local agencies, the design team has come up with solutions that maintain view corridors to the Newark Bay as well as protection for the adjacent wetlands. Waterfront parks will include passive recreational areas and offer facilities for activities such as kayaking and fishing. Focus on environmental studies will thus redefine models for educational facilities of the 21st century.

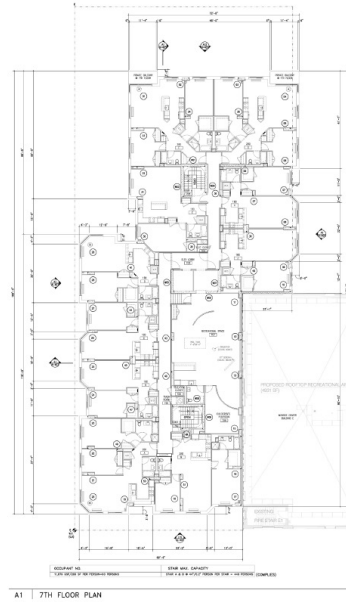
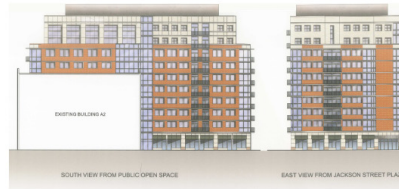
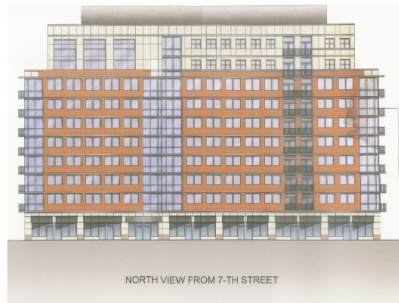
Site Plan approval was granted by the City of Elizabeth in December of 2007.



RESIDENTIAL PROJECTS

Monroe Arts Center (Phase 5)

700 Monroe Street (74 Unit Condominium)



Monroe Arts Center Hoboken, NJ

Monroe Arts Center (Phase 1)

Monroe Center Retail Leasing Plan



Immediately adjacent the 9th Street/Congress Street NJ Transit Light Rail Station and the core of Hoboken's burgeoning Northwest sub-market; Monroe Center is a luxury mixed-use development project with 435 condominiums, 125,000 square feet of retail, 1,120 parking spaces and Monroe Center for the Arts. Monroe Center offers city living with a softer edge™. Features include stunning views of NYC, an emphasis on the arts, ample open space, rooftop gardens, a sense of community, and the charm of Hoboken.

The mission of Monroe Center is to create an environment that encourages and celebrates community, creativity and art. This designated “transit village” combines the best of specialty boutiques, artist studios, exciting residences, restaurants and clubs to create an entertainment, retail and cultural destination. Through programs and activities, Monroe Center opens up the world of art and culture to all. Residents, artists and business owners alike will benefit from the new community we are creating in northwest Hoboken.

RESIDENTIAL PROJECTS

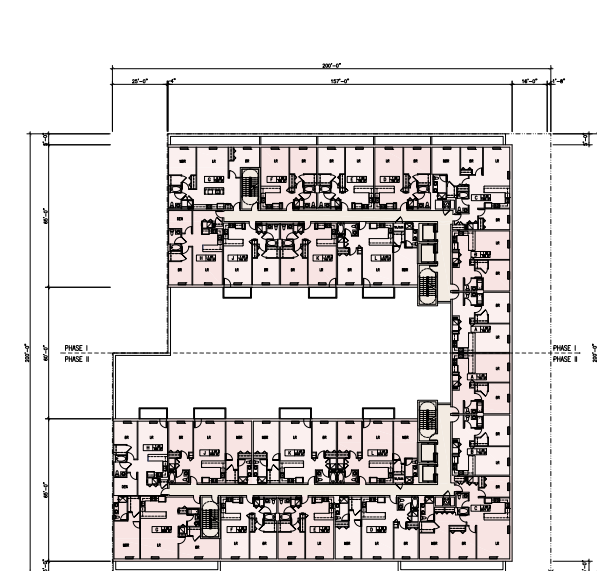
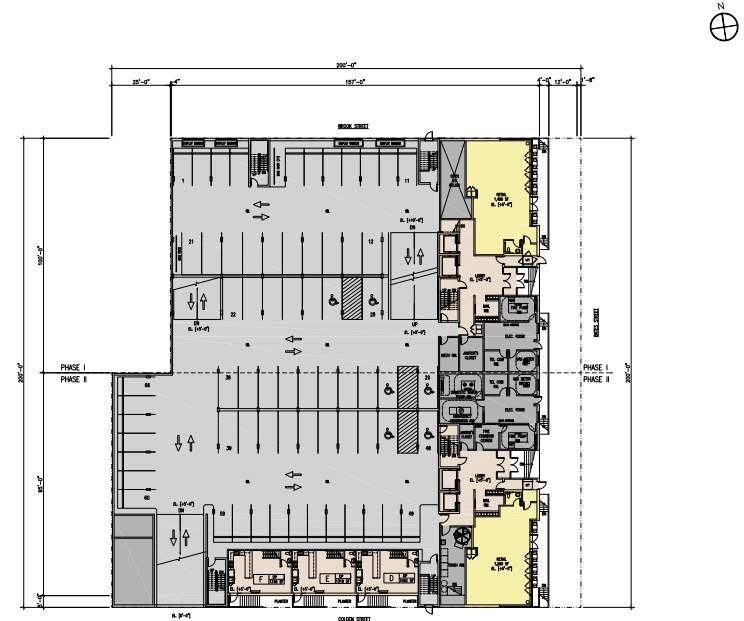
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Located in Jersey City, New Jersey on Bates Street between Colden and Brooks Street, this 200,000 square foot project is being developed as a mixed use development. This project will be completed in two phases including a 5-story and a 7-story residential tower above 2 levels of parking containing spaces for 132 vehicles and 2,660 SF (approx.) of retail at grade level. Overall, the development will consist of a total of 129 residential units.

As part of the design of One Bates Street, there exists a green roof, centrally located amongst the two proposed phases, as a private garden for the residents of the development. The façade will utilize a variety of heights and masonry color palettes to create rhythm and break up its massing. The efficient floor plan layout gives the client a desired cost effective building.

One Bates Street received site plan approval on August 5, 2008.



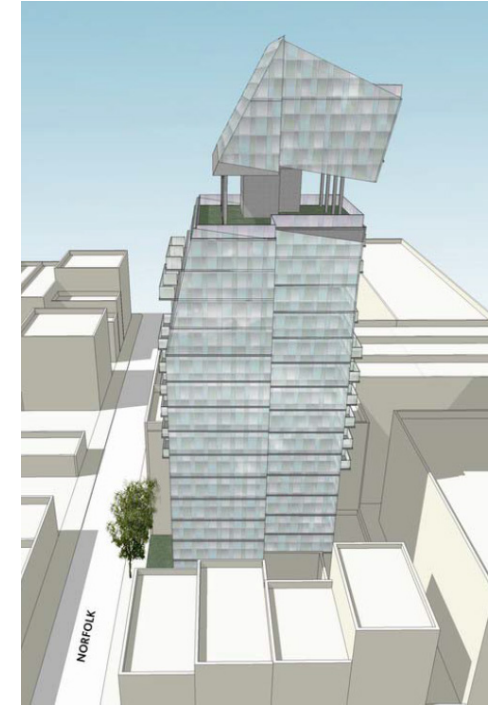
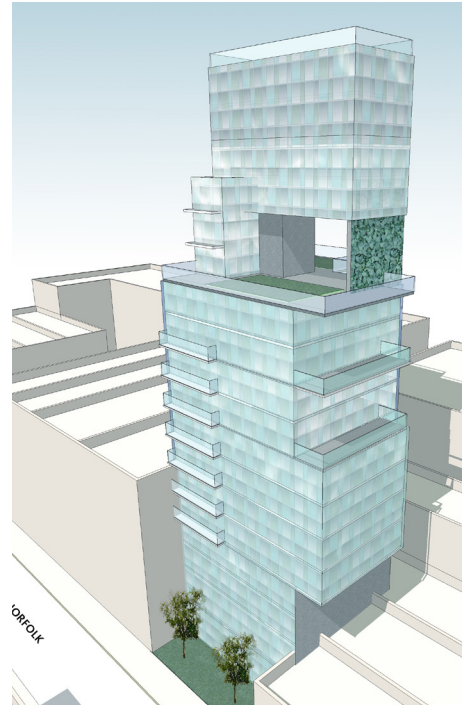
One Bates Street Jersey City, NJ

HOTEL PROJECTS

METROPOLITAN UNITED STUDIO



H Hotel Elizabeth, NJ



Norfolk Hotel 100 Norfolk Street, NY

The H Hotel will offer 34 stories of guest rooms and suites, transitional condo-hotel units and a wide range of amenities, all housed within an iconic structure featuring a striking facade of glass in a collage of shades and opacities. In addition to the 22,600 square feet of retail space, the amenities offered include cafes, restaurants, pools, health clubs and meeting rooms.

The Norfolk Hotel is a design study for a 49,000 square feet hotel located at the corner of Delancey and Norfolk Street in New York City's Lower East Side. Conceived as a boutique hotel, the 106 rooms have an exclusive average size of 325 SF. A preliminary zoning study allows for an 18 story building with an average of 8 hotel rooms per floor.

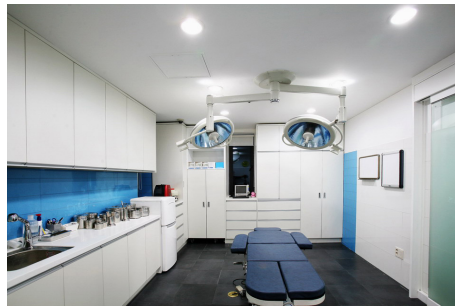
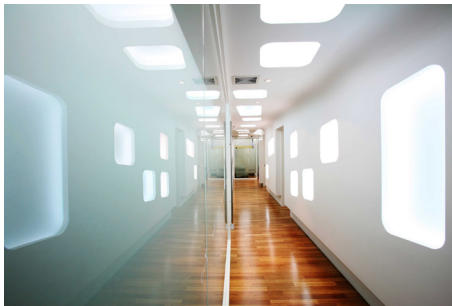


21 Grand Avenue Palisades Park, NJ

21 Grand Avenue design study is a retail venue for Leem's Corporation. The study encompasses more than the retail venue but also takes into account the overall site, its context, as well as future developments adjacent to the west of the retail building's location. One of the underlying concepts is to encourage a pedestrian-friendly retail environment as well as to provide adequate circulation throughout the site to adjacent streets. The retail building is also designed to redefine the street character of Grand Avenue.

INTERIOR PROJECTS

METROPOLITAN UNITED STUDIO



The client requested that the interior space reflects his medical specialty in “personalized cell therapy” - a newly developed technology of transplanting skin cells enriched from adult cell therapy. The design of the clinic was approached holistically, much like the way a physician would treat a patient’s body as a whole. The overall design is a fluid expression of the human cell and its connective systems. Layers of undulating curves throughout the physically engaging space suggest the systemic formation and reparation of cells. Perforations in the main floating ceiling also reflect some cellular characteristics. This project has been published in the May 2008 edition of Maru, an Interior, Lifestyle & Design Magazine and in the June 2008 edition of Interiors Magazine.



Cella Clinic

INTERIOR PROJECTS

METROPOLITAN UNITED STUDIO



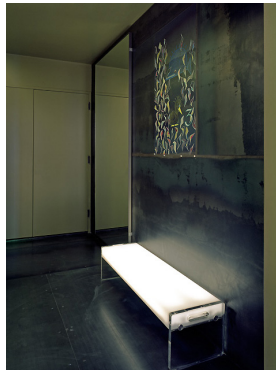
Cella 2: This is our client's second clinic.

The clinic is divided into three main areas: reception area, offices, and surgery rooms. These spaces are unified by the perforated floating ceiling and by the use of materials. A custom-designed multi-functional lighting-shelving-shading device further unifies the interior space but also acts as a link to the exterior through the use of LED lights. This visual expression is most prominent at night.

Identity and branding concepts were provided in conjunction with the design of the space.



Cella2 Clinic



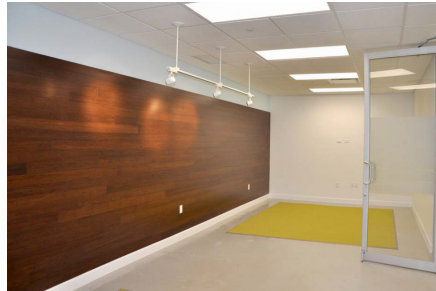
MUS is the architect of record for this 3,050 SF penthouse alteration/renovation, located in Midtown Manhattan. The initial layout of the penthouse was altered slightly from its original design to better organize the desired condo features. This includes a new feature wall and a restructured kitchen layout for the clients to efficiently entertain their guests. The feature wall serves multiple purposes for the clients' needs, as both a display wall on the living room side for artwork and on its opposing side, a storage area for additional acquired pieces. MUS worked in collaboration with Westforth Architecture on this project. The photos are courtesy of Bjorg Magnea. The penthouse construction was completed in July 2009.



Schreiber Residence

INTERIOR PROJECTS

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Beauty Channel Headquarters is a 4,200 SF office located within a 30,000 SF warehouse footprint. Beauty Channel is a major distributor of fashionable hair pieces and accessories. Our client's programmatic requirements included conference rooms, offices, workstations, and amenity areas. The design utilizes vibrant colors and industrial materials within a contemporary aesthetic to market the company's young and dynamic brand image. Transparency is emphasized to bring light into the space and to encourage open collaboration among the employees. A "lounge" concept is introduced through the use of casual reception/break-out areas. This concept is reinforced through the addition of gallery spaces staggered throughout the office to allow moments of reprieve or reflection to break up the formal work routine. Construction was completed in December 2009.

Beauty Channel Headquarters

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INTERIOR PROJECTS

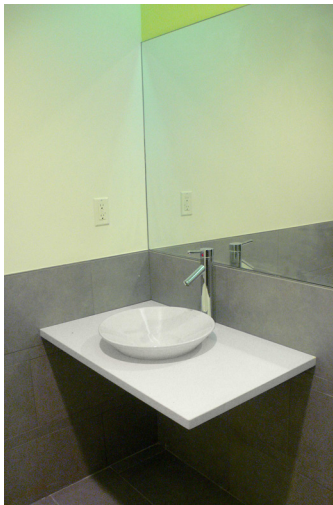
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French Nails is a salon located at 1100 Adams Street in Hoboken, New Jersey. The space is at the corner of the lot, located on the ground level of a residential complex. Small in square footage, the challenge was to fit the program within the space efficiently. To enhance and maximize the use of the space, bright color palettes and materials were used to create an atmosphere of simplicity and serenity. An accent wall in the center of the space utilizes Bamboo, as it climbs up the entire height of the wall and seamlessly connects to the ceiling. Frosted glass is used to provide the user with a more open, airy atmosphere. Construction was completed in July 2008.

French Nails

INTERIOR PROJECTS



Manna Korea is a 2,100 SF modern asian cuisine restaurant located in downtown Teaneck, NJ. The overall concept is to create a sleek contemporary formal appearance that focuses on simple minimalistic elements. The space has a limited color range palette consisting mostly of a white minimalist interior with bold orange and green accented features. Nature permeates deeply into the space by way of a large open glass storefront and an open atrium. The atrium contains a bamboo courtyard that seeks to immerse the restaurant patrons within the context of a natural Asian woodland as they dine. Construction was completed in May 2009.

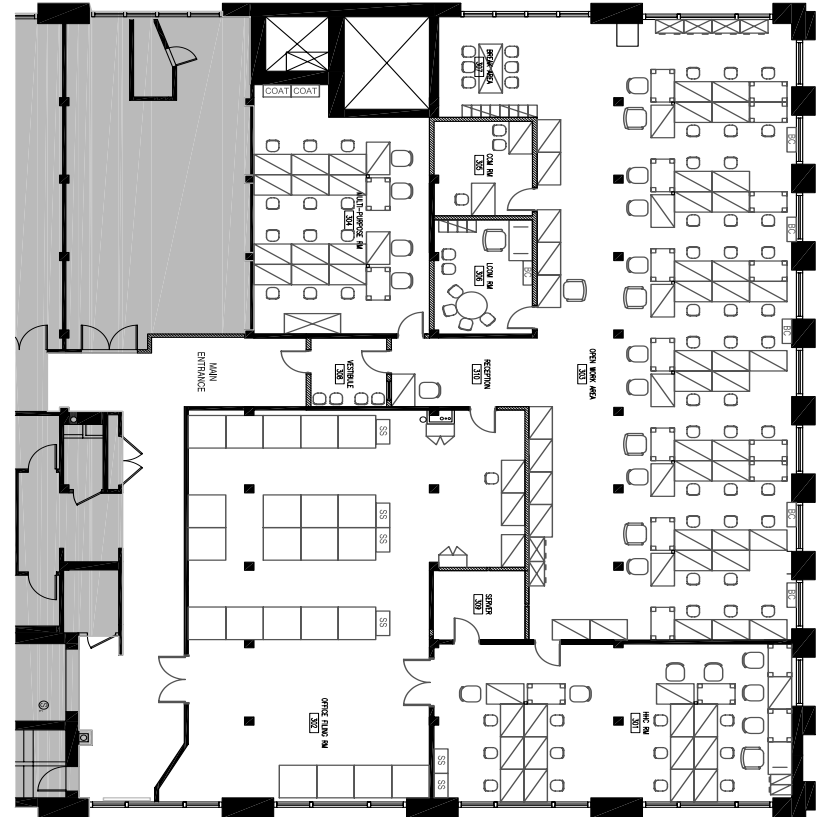
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Manna- Modern Asian Cuisine

INTERIOR PROJECTS

METROPOLITAN UNITED STUDIO



The United States Census Bureau Field Office is a 5,630 sq.ft. tenant fit-out located in Hoboken, New Jersey. As a U.S. General Services Administration project, MUS was given a very specific set of criteria from the client and subsidiary agencies to layout and plan the necessary program, security issues, and design intent. The firm was involved in extensive coordination with multiple disciplines from design development through completion.

Construction was completed March 2009.

United States Census Bureau Field Office

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INTERIOR PROJECTS

METROPOLITAN UNITED STUDIO



Metropolitan United Studio is the architect of record for this 4,039 SF multiple units alteration/renovation, located in Midtown Manhattan on Fifth Avenue and East 51st Street. Olympic Tower was developed by the famous Aristotle Onassis and the building was designed by Skidmore, Owings and Merrill. These three units have one of the most spectacular views of Midtown Manhattan, Central Park and the Empire State Building. Surrounded by skyscrapers of the modern International Style, elegance and simplicity were the main design themes throughout the three condominium units.

The three units were completed in March 2010.

Olympic Tower Residences

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INTERIOR PROJECTS

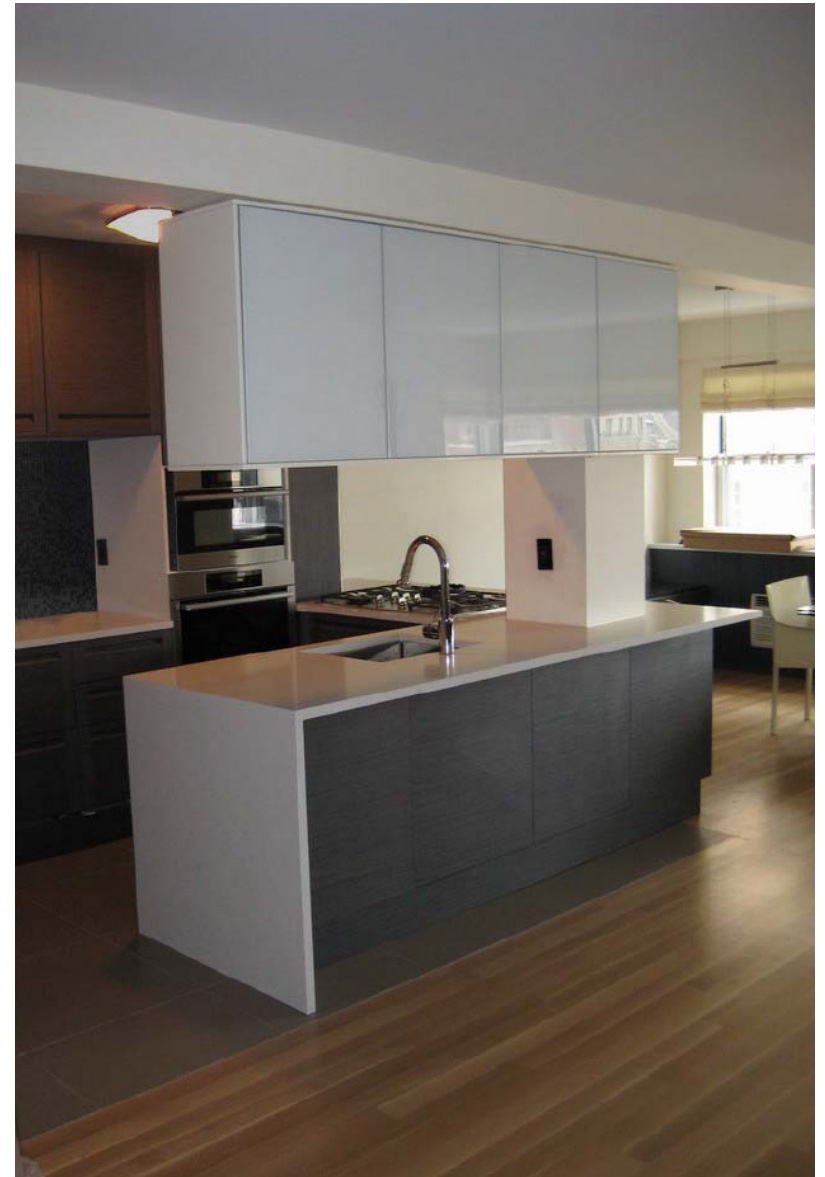
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Metropolitan United Studio is the Architect of Record with Interior Design by Chris Chen for this 1,353 SF renovation, located on the Upper East Side of Manhattan (Madison Avenue and 78th Street).

Elegance and simplicity were the main design themes throughout. The bathrooms were completely renovated to reflect simple modern finishes and fixtures with accent-lighting. The kitchen was replaced with new laminated cabinetry, countertops, fixtures and modern appliances. The galley kitchen was reconfigured to a U-shaped kitchen with barrier free access. The old parquet wood tiled living spaces and bedrooms were replaced with wood flooring throughout to suggest a more contemporary sensibility. New air conditioning units also replaced the old units.

This apartment was completed in October 2010.



Upper East Side Residence

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Blue Olive is a 3,700 SF Mediterranean Food Market located in Midtown Manhattan. The client wanted a variety of retail display solutions in order to showcase freshly prepared foods and other pre-packaged products. MUS served as the Interior Designer and Architect of Record for this project. This project was completed in 2014.

Blue Olive Mediterranean Market

INTERIOR PROJECTS

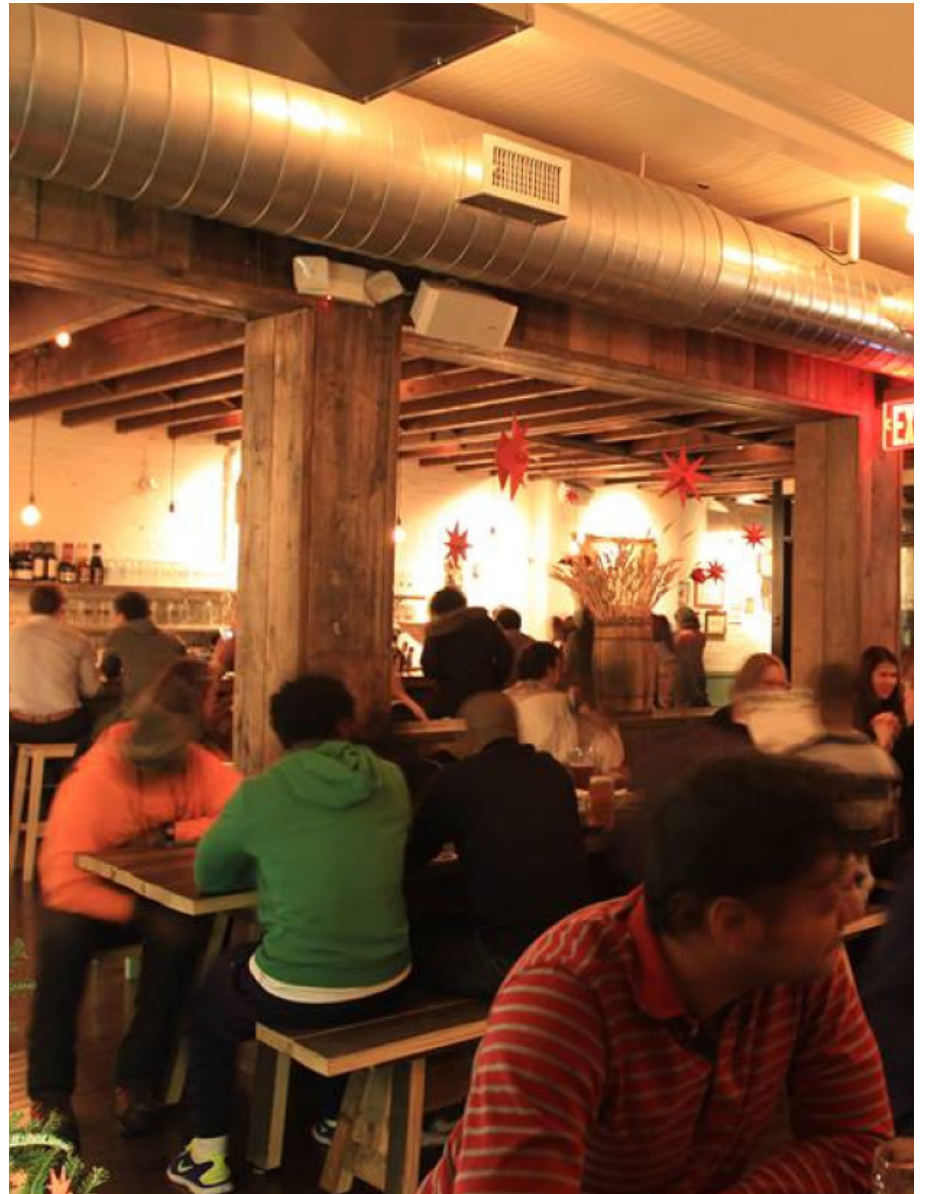
METROPOLITAN UNITED STUDIO



Co-owner Tobias Holler says the space is "contemporary yet inspired by the traditions of the Black Forest region." "One half of the guest area is designed as a 'Wohnzimmer' (parlor/living room), with an exposed wood joist ceiling, dark wainscot and exposed brick. The other part of the guest area is flooded with daylight through a series of large skylights, creating a quasi-outdoor 'beergarden' atmosphere." The project makes extensive use of salvaged building materials, such as retired NYC scaffolding planks used for wall paneling and furniture.

Design Architect: HOLLER Architecture
Architect of Record: Metropolitan United Studio, PLLC

This project was completed in 2013.



Black Forest Brooklyn

PREVIOUS PROJECT EXPERIENCE

The Helena Apartment Tower

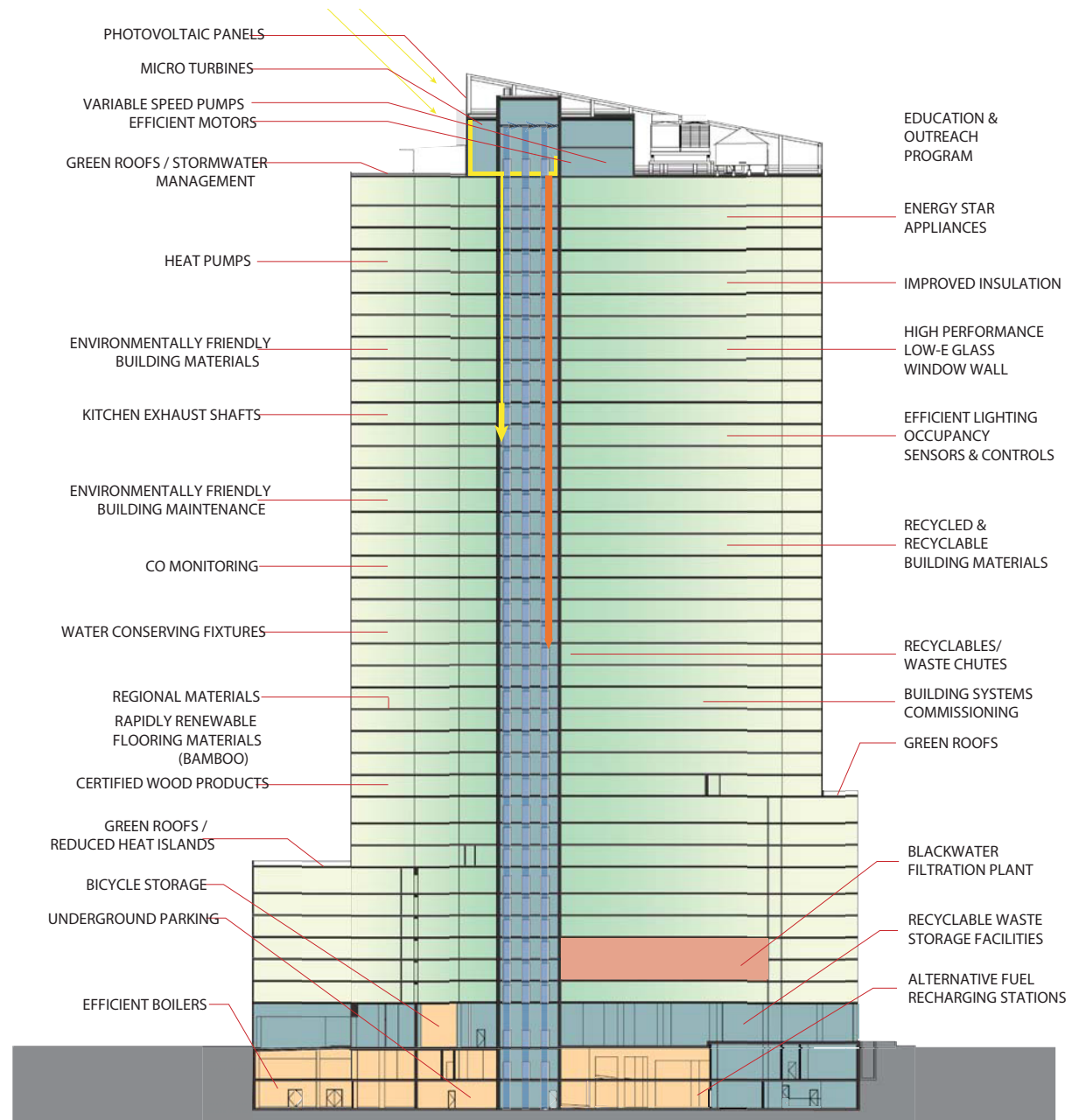
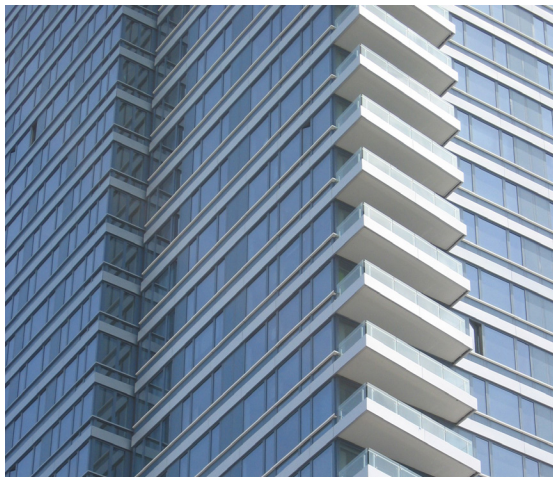
New York City, New York

The Helena, a 37-story residential building with 580 studio, one- and two-bedroom apartments, is the first phase of a mixed-use master plan for the riverfront block at the western end of West 57th Street. A composition of interlocking elements—volumes, fenestration, and balconies—results in interesting and varied views of the building from a multitude of perspectives. The design represents a reinvention of the conventional New York City residential building typology, with floor to ceiling glass, wrap-around windows and sleek metal panels. Integrated high performance technologies such as a blackwater treatment plant, efficient microturbines, and green roofs earned the building a LEED Gold Certification.



Project completed under FXFOWLE Architects





Blackwater Treatment At The Helena

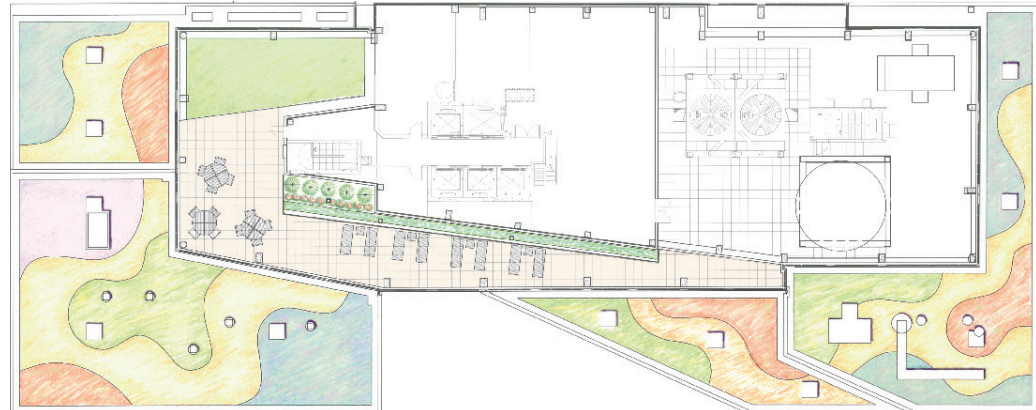
The Helena incorporates extensive water usage reduction measures, including a blackwater treatment plant that provides water for irrigation, toilet water and cooling tower make up, green roofs to reduce stormwater runoff, and low-flow fixtures throughout the building. Incoming water to the apartments is filtered to 10 microns.

Blackwater is wastewater generated from human uses, including showers, sinks, toilets, and dishwashers. Unlike greywater (stormwater runoff), blackwater must be treated to eliminate the potential threat from waterborne viruses and diseases.

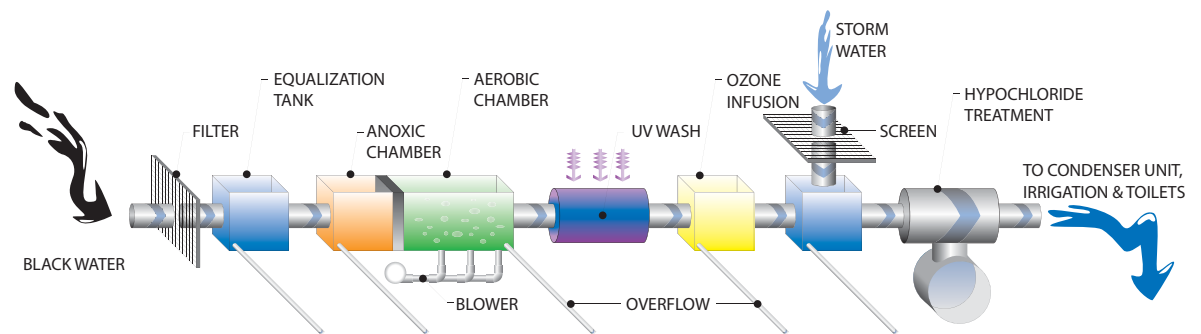
The bulk of residential domestic waste water is generated in the morning from showers. The equalization tank provides storage capacity for the cyclical variation allowing for consistent water volumes for the treatment process.

Stormwater captured on the roof is only required to be bleached by the hypochloride treatment phase. It is run through a rotating screen to remove debris and introduced late in the treatment process.

The blackwater plant reclaims 50,000 gallons of water per day, decreasing potable water consumption and the environmental impact associated with sending the wastewater to the city's system. Potable water savings are close to 1.5 million gallons a year.

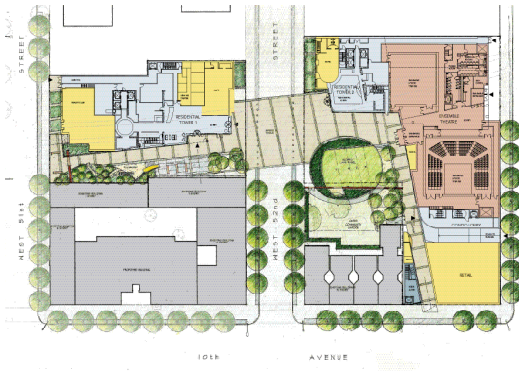


Project completed under FXFOWLE Architects



Avalon Clinton Green Development New York City, New York

In the Clinton neighborhood of Manhattan's West Side, there is a new assemblage of buildings that accommodate residential, cultural and commercial uses. The two 300-unit apartment towers rise above a base inhabited by two separate theater companies, the Ensemble Studio Theater and the Intar Hispanic American Arts Center. Three stories of loft-like apartments are located immediately above the theaters. The residential towers are planned to be 24 stories high. Apartments on the upper floors overlook the public open space and take advantage of views to the river and of the midtown Manhattan skyline. This project is under construction and is expected to earn LEED certification from the U.S. Green Building Council.





Project completed under FXFOWLE Architects

One Bryant Park

New York City, New York

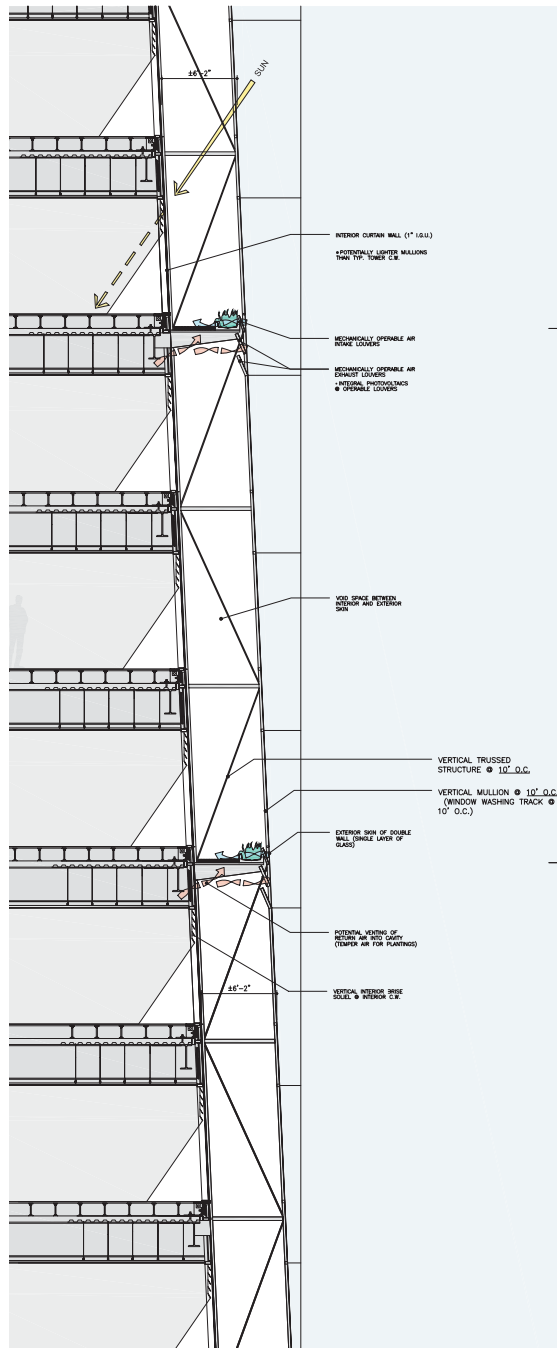
Early in 2008, an extraordinary crystalline skyscraper of steel, aluminum and glass will rise from the northwest corner of Bryant Park to illuminate Midtown Manhattan. Developed by the Durst Organization to house the New York headquarters of the Bank of America in 2,100,000 square feet of space, it promises to reshape the urban skyline of the future as surely as did the famed Crystal Palace, the first glass and steel building in America, when it rose from Bryant Park in 1853. The design for One Bryant Park is inspired by the building's unique site within its local urban location and its broader urban context. Located at the juncture of Sixth Avenue - a highly trafficked and commercially important artery - and 42nd Street, near Times Square, with its worldwide reputation as a critical center for arts and entertainment, the design strives to respond to these dense urban conditions.

One Bryant Park is be noted for its pioneering integration of inspired design with innovative, high-performance environmental technologies.

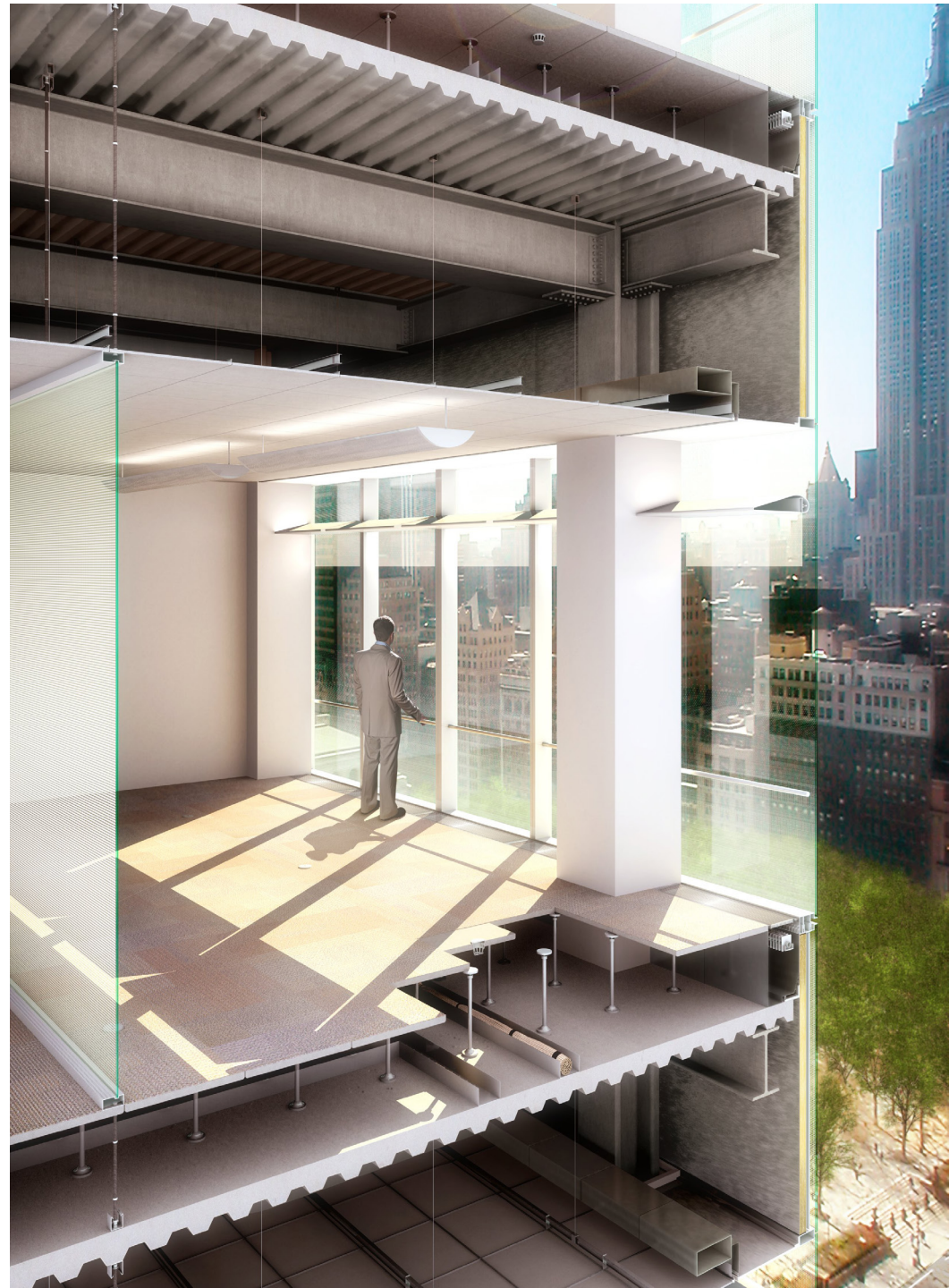


Project completed under CookFox Architects



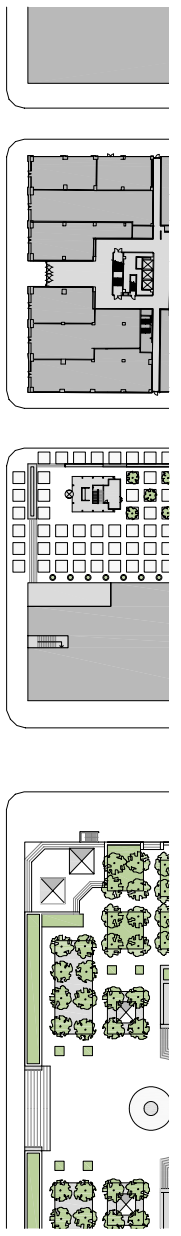
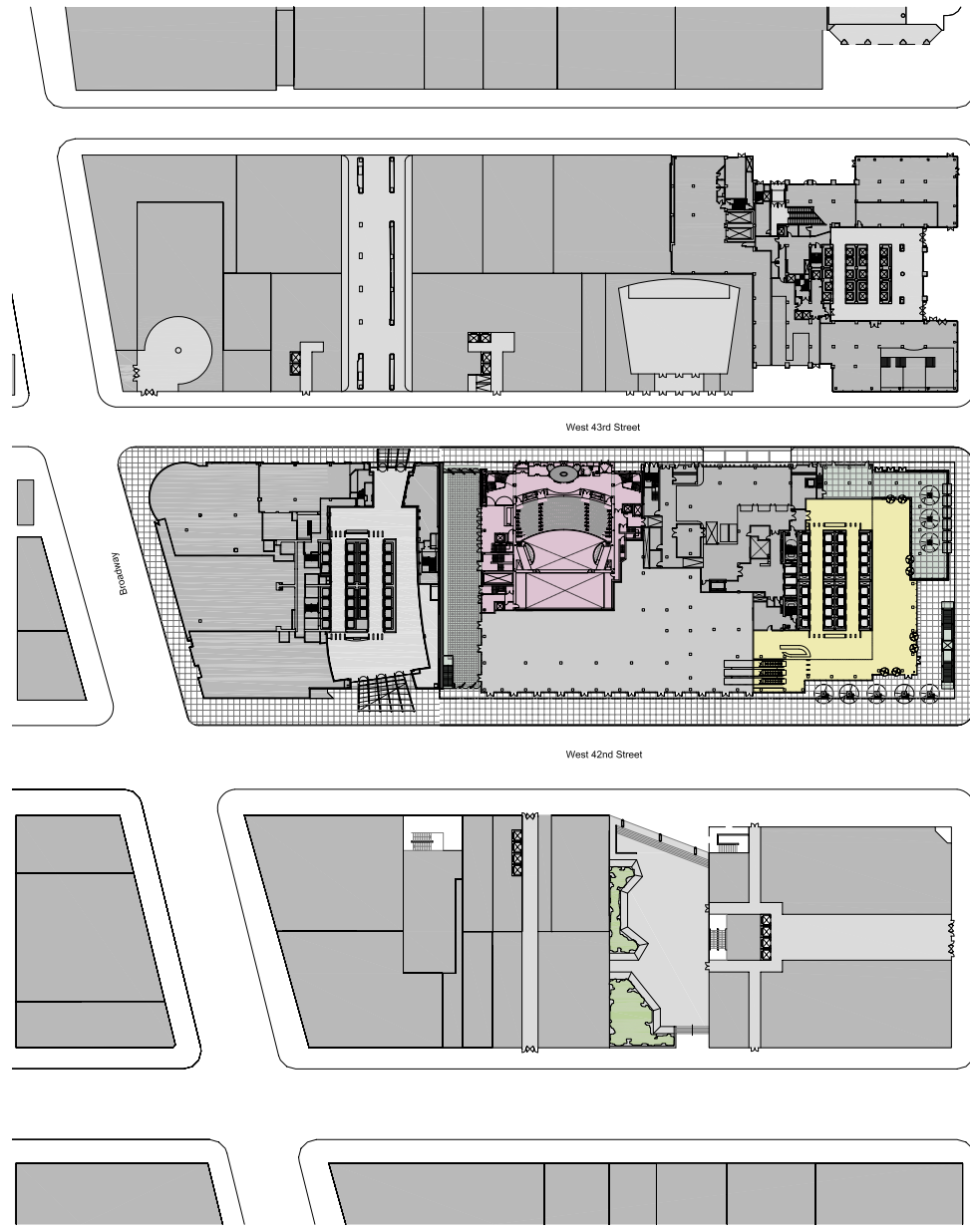
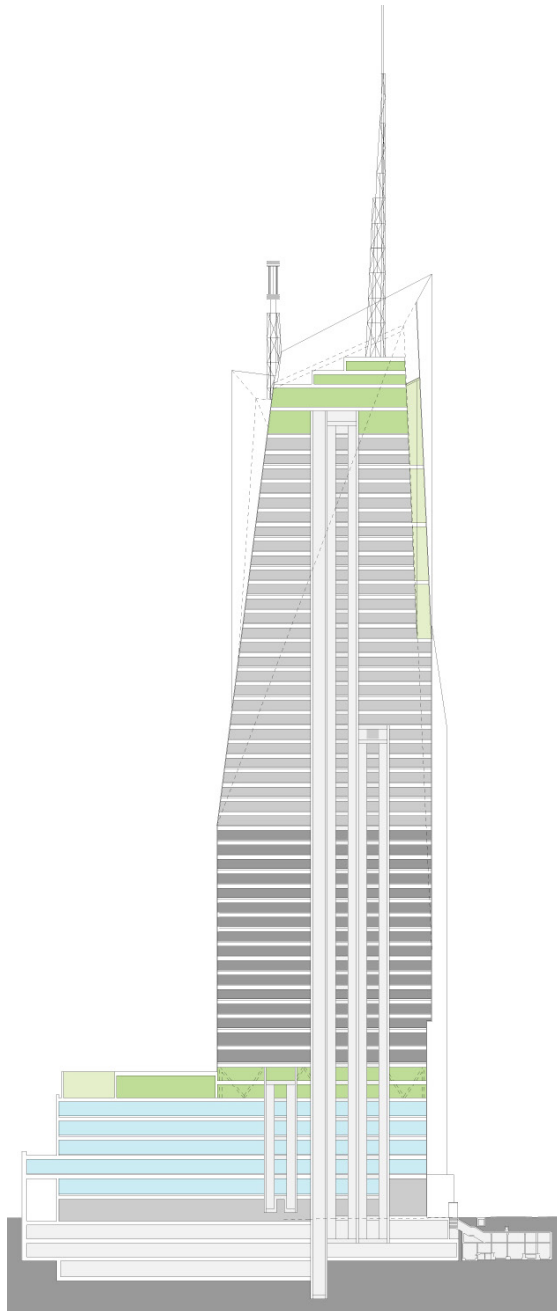


Project completed under CookFox Architects





Project completed under CookFox Architects





Project completed under CookFox Architects



Project completed under CookFox Architects



Design Statement

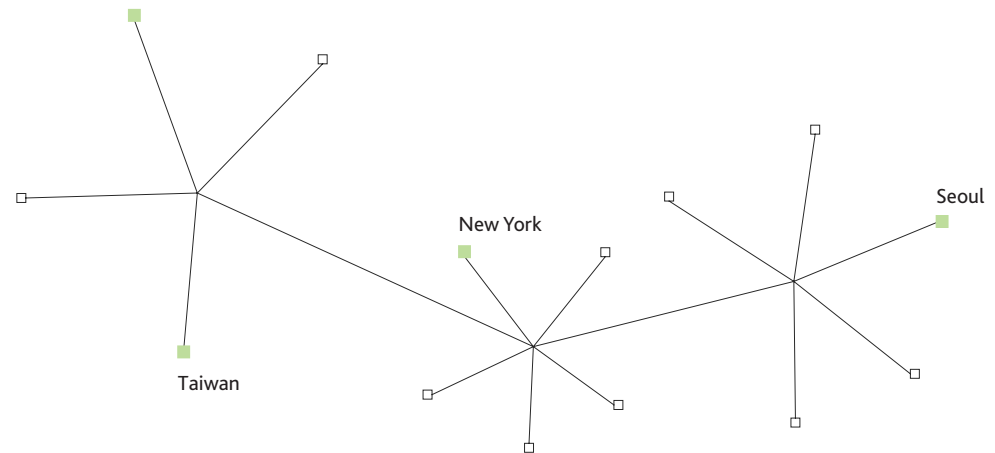
MUS conceives the future development of the Metropolis as a global event apparatus that unites the collective evolution of the individual sovereign nation-states. The concept of Continental Cities in Africa, Antarctica, Australia, Asia, Europe, North America, and South America can be united as one multiple singularity that un-maps the borders of separate nation-states. These multiple singularities can be re-mapped as a series of urban constellations. Simply put, realizing a living globe, without human-made boundaries, that recognizes the Metropolis as a viable connector for commerce, regional evolution and specific cultural identities.

Our collaborators and partners are driven by the ecological event apparatus, recognizing that our living globe (Gaia) will inversely affect our living conditions pending the united actions carried across globally and cross-culturally. For example, current climate trends from the misuse of natural resources will serve as the ecological

event apparatus that leads to global warming. MUS strives to understand the implications of the ecological event apparatus in relation to the Metropolis and speculates on possible adaptive measures.

Through our investigations, working side by side with our clients, we can identify cross-cultural solutions derived from a hybrid of multiple sustainable design precedents that have been implemented successfully. Understanding that different cities and different cultures evolve at a different pace, sustainability is conceived as reactions to the specificity brought to us by our clients from their respective cultures, countries, and sites.

The products of these approaches lead to innovative results, ranging in scales and applications, large, small, landscape, or urban.





Ethan Lu
IIDA, AIA, NCIDQ, IDEC, LEED AP BD+C
Principal

Ethan Lu co-founded Metropolitan United Studio (MUS), PLLC in 2006.

Prior to Metropolitan United Studio, he was with FXFOWLE Architects from 2001-03 and then with Cook + Fox Architects from 2003-06 with a background in architecture and urban design. He served as a project designer for some of the firm's signature projects, including the 2.1 million square-foot commercial office building: The Bank of America Tower at One Bryant Park. The Bank of America Tower has attained the LEED Platinum rating to be the most sustainable skyscraper in Manhattan.

Other professional work at Cook + Fox Architects included urban green design strategies for Gateway Housing at Battery Park City, Newark Downtown Core Redevelopment Master Planning and interior renovation for 641 Avenue of Americas (a LEED Platinum interior design project).

Previous professional work at FXFOWLE included master planning study for the Doris Duke Foundation, Long Island City's Midtown East Queens development, and sustainable design guidelines for Battery Park City Authority. Other sustainable design projects included his participation in the Design for the Environment (DfE) committee of the New York City Transit's 2nd Avenue Subway (a DMJM/ARUP Joint Venture in collaboration with FXFOWLE) and the No.7 Subway extension to the West Side (a Parsons Brinckerhoff/ STV Joint Venture in collaboration with FXFOWLE).

Before joining FXFOWLE, he interned at Skidmore, Owings & Merrill in 1998 where he worked on 5X Square and Random House Headquarter in NYC.

As a Principal under Metropolitan United Studio (MUS), he was responsible for the siteplan of Celadon, a 8 million

square feet development in Elizabeth, NJ. Celadon is registered as a LEED ND project (Neighborhood Development).

Ethan has taught graduate courses in several universities including Representation and Spatial Reasoning 1 + 2, and Analysis and Representation 1 at the Parsons School of Design (2002-04). He also taught Graduate Urban Design Studio 1 at Columbia University (2002), a 4th year Design Studio, Visualization 2 and Visualization 3 at the New York Institute of Technology (2008-2011). He currently serves as the Acting Director of Undergraduate Programs & Program Director of the Master of Professional Studies in Sustainable Interior Environments at the New York School of Interior Design.

Ethan received his Master of Architecture from Harvard University in the advanced placement curriculum; his Master of Science in Architecture and Urban Design from Columbia University where he received both the Honor Award for Excellence in recognition of the highest quality of work in the design studio sequence, and the Lucille Smyser Lowenfish Memorial Prize for the best final semester studio design project as voted by faculty. He also holds a B.S. Architecture from the University of Michigan where he received the Kampner Award for best graduating design project as voted by faculty.

He is a Registered Architect in NY, NJ and a LEED Accredited Professional.



Jason Kyungsan Kim
AIA, LEED AP
Principal

Jason Kim co-founded Metropolitan United Studio (MUS), PLLC in 2006.

Jason has over 20 years of unique and varied sets of professional experiences in architecture, planning, real estate development, real estate finance, project management and construction. He possesses an exceptional understanding of total build-out design and the construction process in local practice and has extensive knowledge and skills in real estate development and finance. Since starting as the CEO of Metropolitan United Studio, Jason has met every challenge presented to him and to the company; thus, exceeding the client's expectations in the process. Jason has overseen numerous large and complex commercial and mixed-use development projects, from concept to finance and to construction, including the 200,000 SF mixed-use residential development of One Bates Street in Jersey City, New Jersey.

Prior to Metropolitan United Studio, he was with FXFOWLE Architects from 2000-2006 with a background in architecture and urban design. He served as a project architect or manager for several of the firm's major international projects including the Office Park Business Bay in Dubai, U.A.E., Dongbu Insurance Building in Seoul, Korea, and the International Center for Yi He Real Estate Development Company in Beijing, China. He was a key member of the design team for The Helena, a recently completed 600,000 square foot residential tower in Midtown Manhattan, as well as the Mosaic, a mixed-use complex under construction in Manhattan. He was the Project Architect for Fifth on the Park, a 365,000 SF mixed-use residential tower and future home of the 2,000- seat sanctuary for the Bethel Gospel Assembly..

Before joining FXFOWLE, Jason worked for six years at a number of firms in Korea including Han & Partners Architects, Suhhan Architects & Engineers Inc, and Samsung Constructions & Engineers Ltd. At Samsung Constructions & Engineering he was responsible for the construction field management of the Jongro Tower designed by Rafael Vinoly Architects.

Jason has served as a visiting critic at the New York Institute of Technology, Parsons School of Design, New York School of Interior Design and Columbia University. In 2001, he was introduced in the People section of "The Saegae Times", one of Korea's major national newspapers.

Jason received his Master of Architecture Degree and Master of Science in Real Estate Development Degree from Columbia University. While at Columbia, he participated in the Hell's Kitchen South: Developing Strategies exhibition and the 7th International Architecture Biennale in Venice featuring the U.S. pavilion with Hani Rashid. He earned his Bachelor Science in Architecture from Hanyang University in Seoul, Korea.

He is a Registered Architect in NY, NJ and a LEED Accredited Professional.

M E T R O P O L I T A N U N I T E D S T U D I O

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