



desmone

PROJECT NAME:

**500 Ross St.
(BNY Mellon)**

PREPARED FOR:

**Pittsburgh Downtown
Partnership (PDP)
Development Activities
Meeting (DAM)**

DATE:

September 14, 2023

PLANNING COMM.

TBD



BNY MELLON

*@*designed to thrive.

01 Overview

Project Information:

- Project Address: 500 Ross St., Pittsburgh, PA 15219
- Owner: BNY Mellon
- Architect: Desmone

The Pittsburgh Redevelopment project objective is repositioning 500 Ross bldg. to be a front-facing strategic location for BNY Mellon in the region, modernizing, and bringing the bldg. up to the current BNYM design standards.

The overall project will consist of phased interior renovations of 11 floors plus **the Lobby** at 500 Ross St. Pittsburgh PA - single tenant use Class A - Office bldg.

The scope of work for this proposal includes Architectural design and construction administration services to support renovation of the **PHASE 1** of the above referenced project, to include the following scope of work:

- Refurbishment of the existing Lobby spanning 1st and 2nd floor
- Adding “coffee shop like “ retail store on the ground floor
- Reconfiguration of the 2-story high façade at Ross Street side of the existing lobby space.

Key components will include the following:

- Expand the existing lobby to elevate the client and employee experience with full concierge service at the entry level.
- Lobby may be dual level to connect to a Coffee Shop
- Repurpose a portion of the first-floor space for a Coffee Shop retail operation.



02 Existing Conditions



Building Description

Fourteen story operations center building with attached six-level parking garage.

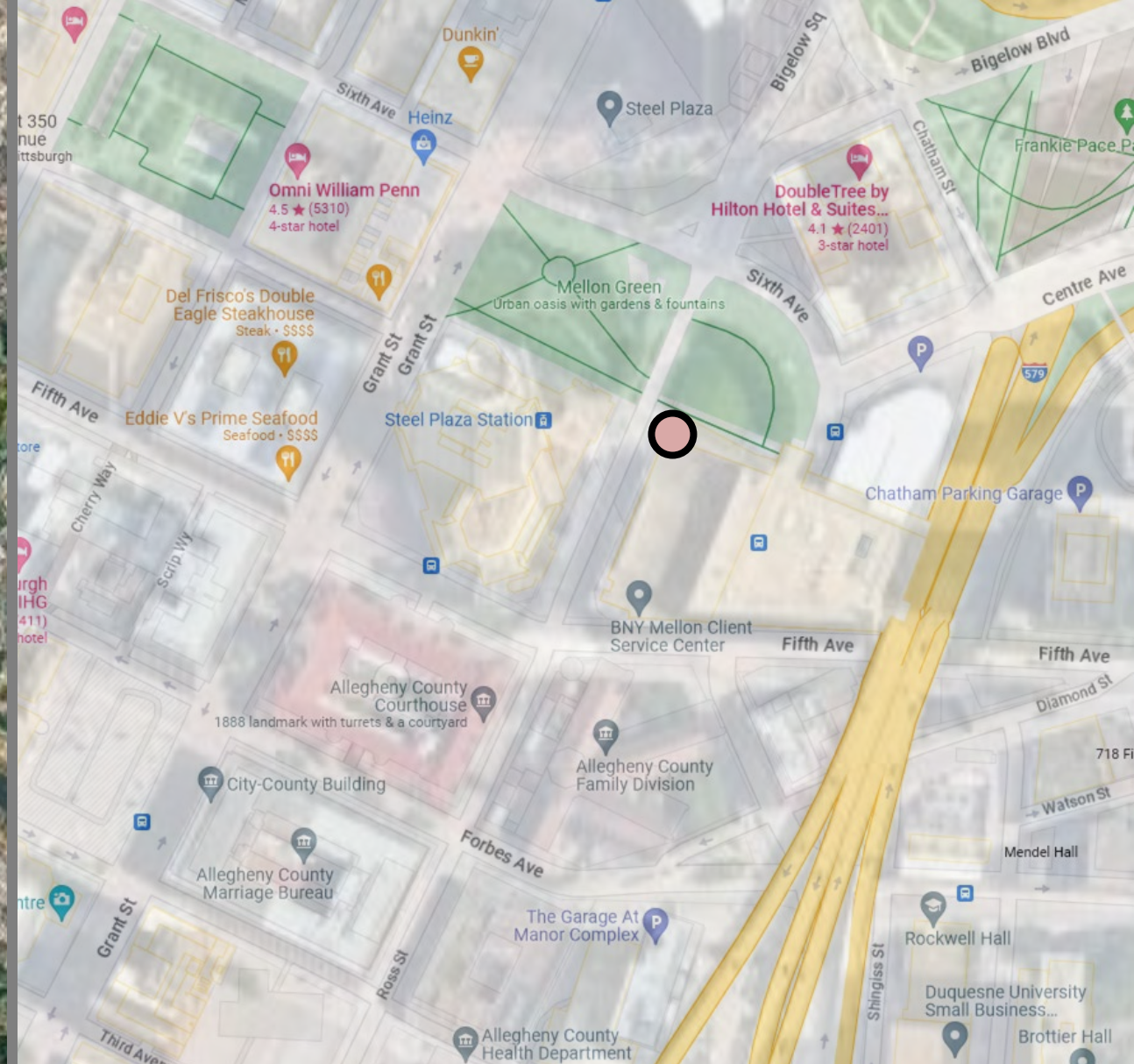
Building Area: Approx. 735,000 SF

Garage Area: Approx. 200,000 SF





Vicinity Map



Location Map





500 Ross St.

Zoning Information:

- Zoning District: (GT-B) Golden Triangle; Subdistrict B
- Parcel Number: 2-F-250
- Parcel Area: 1.5 Acre Lot (~65,340 SF)
- Main Address: 500 Ross St. Pittsburgh, PA 15219

Scope of Work Information:

- Exterior Work:
 - Ross St. Elevation = ~40 LF of Façade Renovation
 - Sixth Ave. Elevation = No Renovation
- Interior Work
 - Lobby Renovation (1st & 2nd Floors)
 - Fit-Out Space
 - Gym
 - Coffee Tenant





Existing Conditions

Ross St. Elevation



Proposed Design



Description:

The goals of this project are to upgrade the entry lobby from the outside in and to also provide fit-out spaces for a future gym and coffee tenant. To reduce the visual busyness of the existing space, modern, clean, and simplified materials are proposed to provide a base to highlight desired materials.

The removal of the existing dark mirrored glass curtain wall facade at the Ross Street entry and replacement with a clear glass curtain wall system will allow for visual transparency to the new lobby renovations and the interior light feature and will support creating a more welcoming entry to the building.



Proposed Lower Lobby Plan

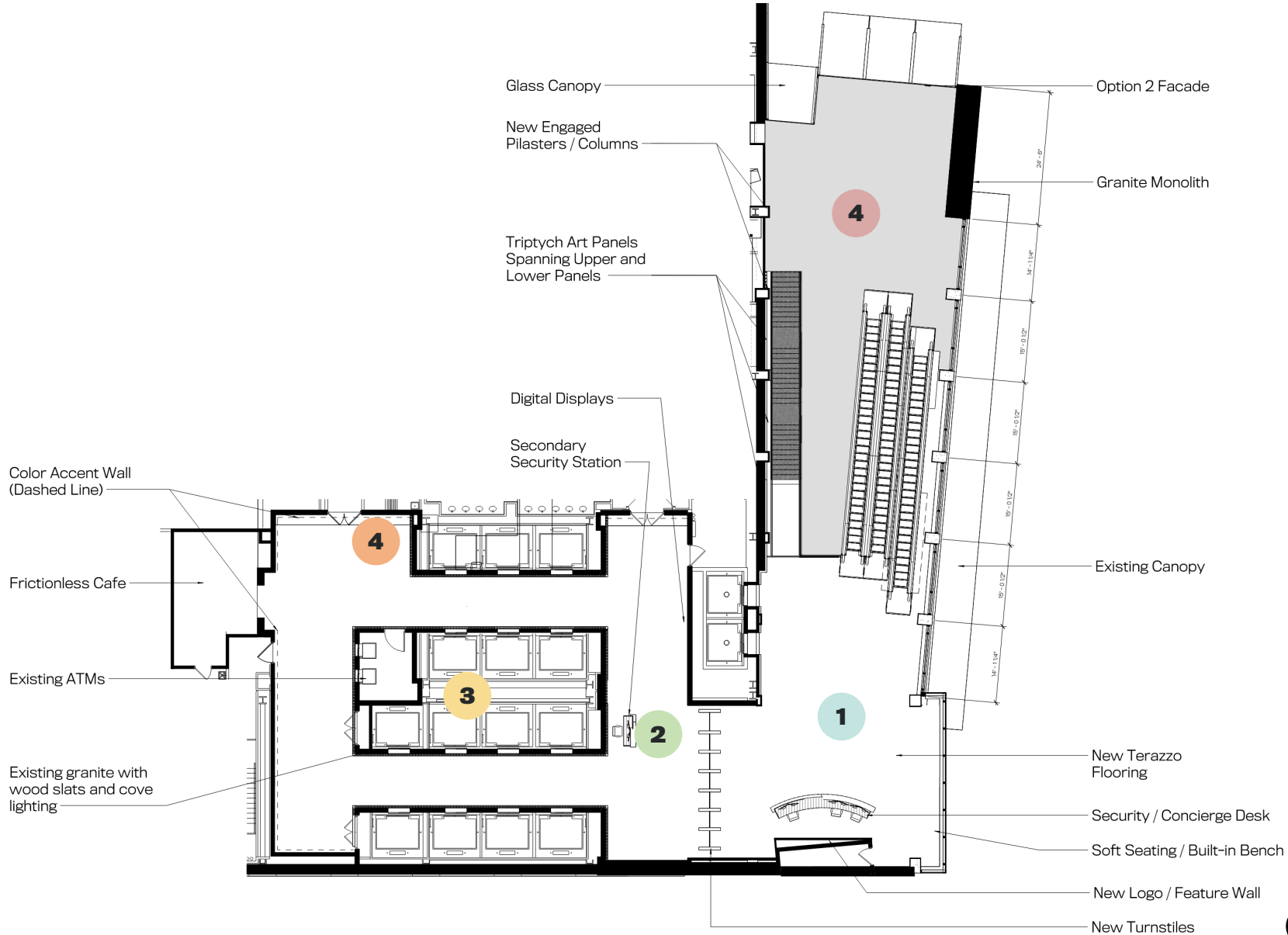


- 1 Future Gym
- 2 Future Coffee Tenant
- 3 Storage
- 4 Mail Room
- 5 Main Lobby
- 6 New Storefront Entry

*Note - All existing entries in-scope are accessible and exit to grade. Proposed design does not alter this existing condition.



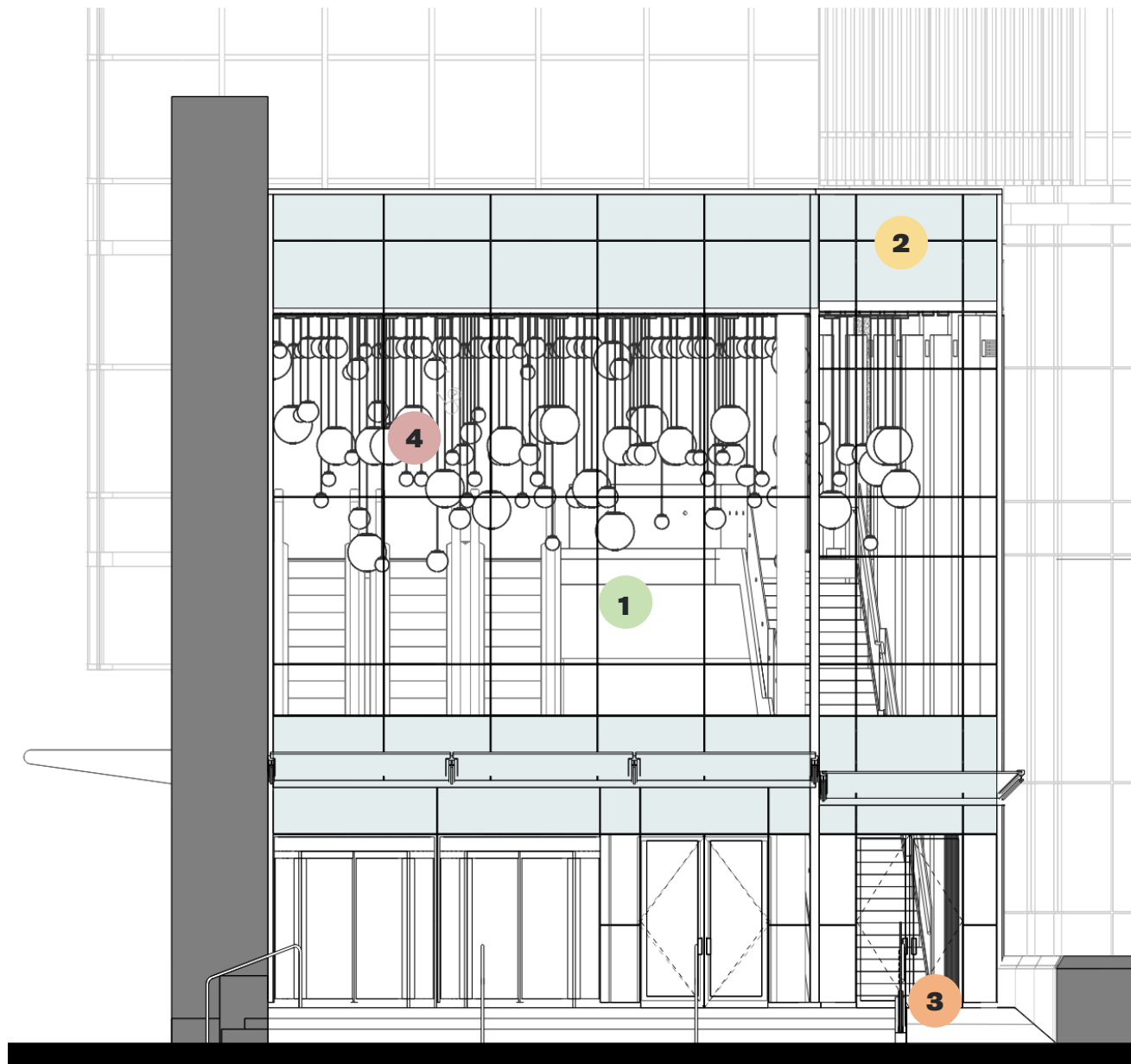
Proposed Lower Lobby Plan



- 1 Upper Lobby
- 2 Security Checkpoint
- 3 Elevator Core
- 4 Seating Area
- 5 Lower Lobby (Beyond)

*Note – All existing entries in-scope are accessible and exit to grade. Proposed design does not alter this existing condition.



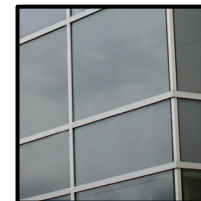


1



- Glazing (Ultra Clear)

2



- Glazing (Spandrel)

3



- Glass Railing (Ultra Clear)

4



- Interior Light Fixture (Sphere)



- 1** - 48" Round Illuminated Signage
- 2** - 24" Round Illuminated Blade Signage
- 3** - Glass Storefront Entrance

Proposed Design

Ross St. Elevation - Starbucks





Proposed Design

Existing – Ross St. Façade





Proposed Design

Rendering

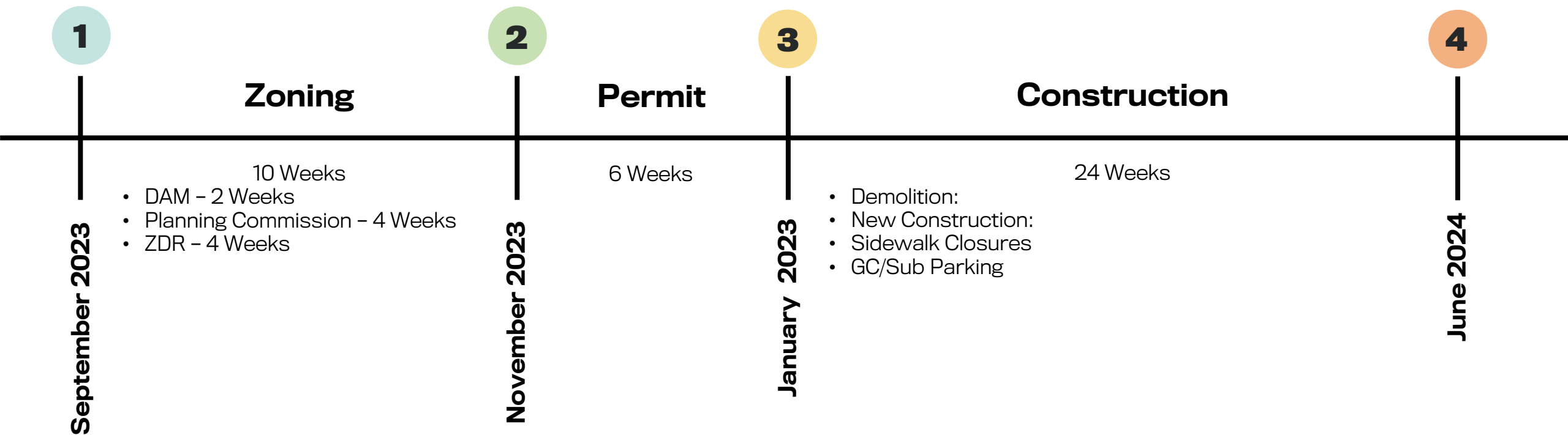




Proposed Design

Day/Night Rendering





Contact.

Primary Contacts.

Travis Kreidler
Senior Principal
tkriedler@desmone.com

Web.

desmone.com

Social.

Facebook,
LinkedIn, Instagram

Locations.

Pittsburgh	Morgantown	Cleveland
3400 Butler Street Pittsburgh, PA 15201 412.683.3230	265 High Street Morgantown, WV 26505 304.602.7880	2814 Detroit Ave, Ste 124 Cleveland, OH 44113 216.488.6886

