

Bridge Square Building

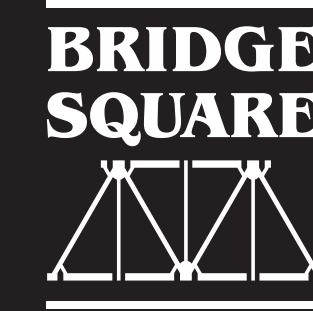
ROCHESTER, NY

This 111-year old, trapezoidal, five-story brick building, formerly used as a factory, adjunct City Hall, and school, was an empty eyesore in downtown Rochester. It has been transformed into a mixed-use, sustainable, urban structure with office space, retail, and loft-style residences. This historic building now serves as an anchor for this downtown neighborhood, bringing over 100 professionals to the area to live and work.

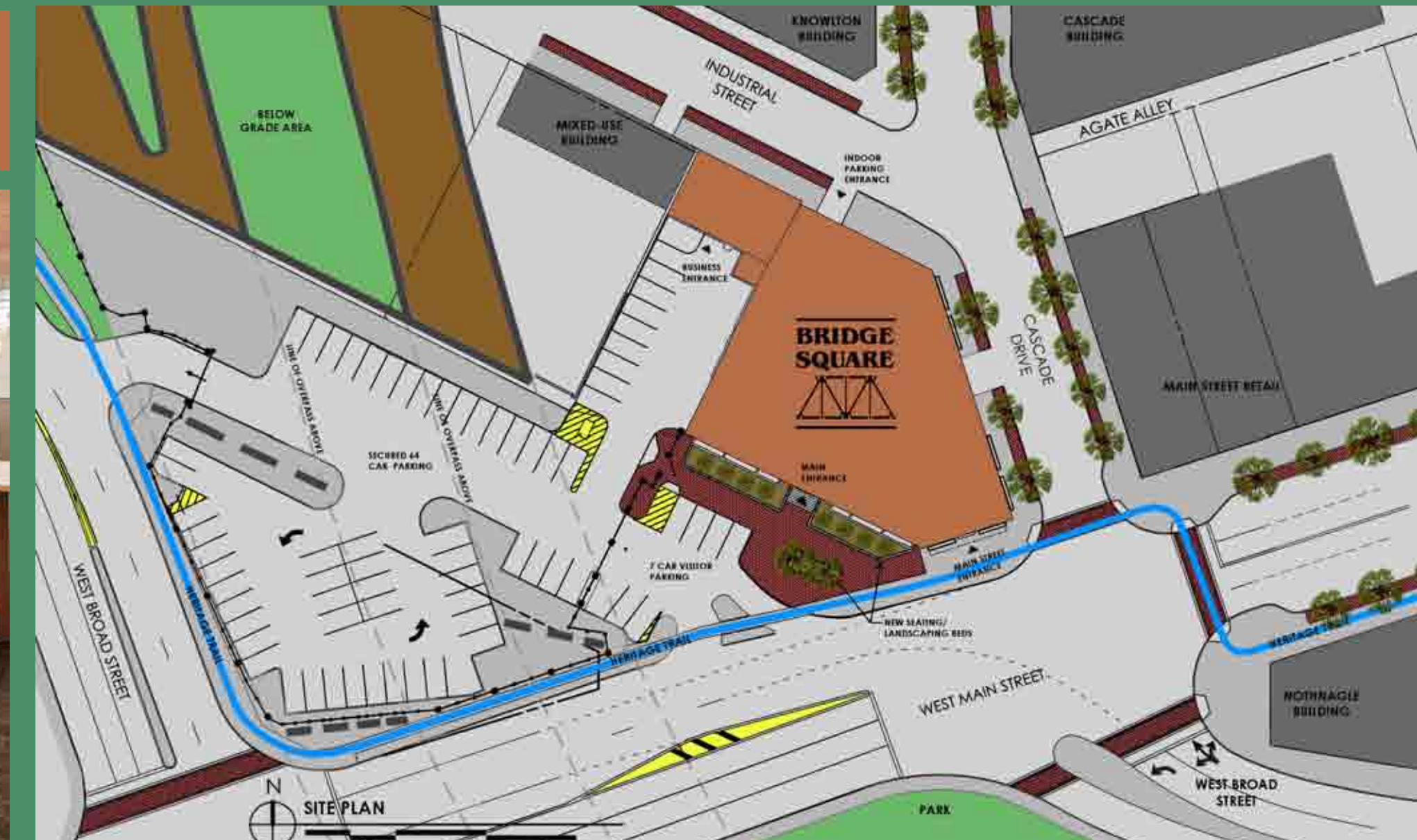
The City of Rochester set forth specific criteria for the renovation, requiring green development, a strong mixed-use urban concept, and respect for the building's heritage. This design has achieved all of these goals, with careful attention paid to any opportunity for re-use of original materials, incorporation of historic elements, and maximization of productive use of the space.

76% of the existing building materials have been recycled, donated, sold, or reused.

Carefully renovated under the guidance of the standards for Historic Preservation, the original window patterns were restored to the facade.



Central spaces for collaborative work define the core of the office space.



The new intercommunicating stair was designed and hung with no columns required. The stair treads were milled from local salvage.

New energy-efficient windows with historic aesthetics provide abundant natural light. Modern glass walls combine with exposed historic brick and mill construction, creating a dynamic contrast between the old and the new.

LEED Gold for the Core and Shell is being certified, and restoration is in accordance with National Park Service Historic preservation guidelines in this historic district.

This successful renovation honors the past, present and future of a vital urban area.



The site plan utilizes the space well, providing ample parking for tenants and visitors. The site is located at the western edge of the Rochester Central Business District, bordered by Route 490.

Open environments with huge window scapes highlight all the apartments.

All the design concepts come together in the Executive Board Room.



PROJECT:
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CLIENT:
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ENTRANT:
Passero Associates | Rochester, NY