

SHERWIN-WILLIAMS.

**BUILDING OUR
FUTURE**

20 July 2021 City of Cleveland Concept Review Presentation

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Concept Design Review

20 July 2021

1. Project Summary
2. Catalyst for Growth
3. Site & Context
4. Concept Design
5. High-rise Towers in Urban Context
6. Progress Update Schematic Design
7. Appendix

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PROJECT SUMMARY

Sherwin-Williams Headquarters

Pavilion:

- Visitor entry
- Center of Excellence
- Learning & development
- Approximately 50,000 GSF
- 2 stories

Headquarters Tower:

- Employee lobby
- Workplace for more than 3,000 employees
- Conference, dining, wellness
- Loading dock & central plant
- Approximately 1,000,000 GSF
- Approximately 36 stories

Parking Garage:

- Approximately 920 spaces
- Street-level retail liner facing West 3rd Street
- 4 levels of parking above grade
- 1 basement parking level

Design Review Approvals Timeline

*EXACT DATES COULD BE SUBJECT TO CHANGE AND SHOULD NOT BE CONSIDERED FINAL.

Design Process

Concept

Schematic

Final

Submission

July 1, 2021

August 31, 2021

November 16, 2021

Meeting

July 20, 2021

September 14 2021

November 30, 2021

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CATALYST FOR GROWTH

Oklahoma City & Devon Energy Headquarters



Oklahoma City & Devon Energy Headquarters



Milwaukee & Northwestern Mutual Headquarters



Milwaukee & Northwestern Mutual Headquarters



City of Richmond & Dominion Energy Headquarters



City of Richmond & Dominion Energy Headquarters



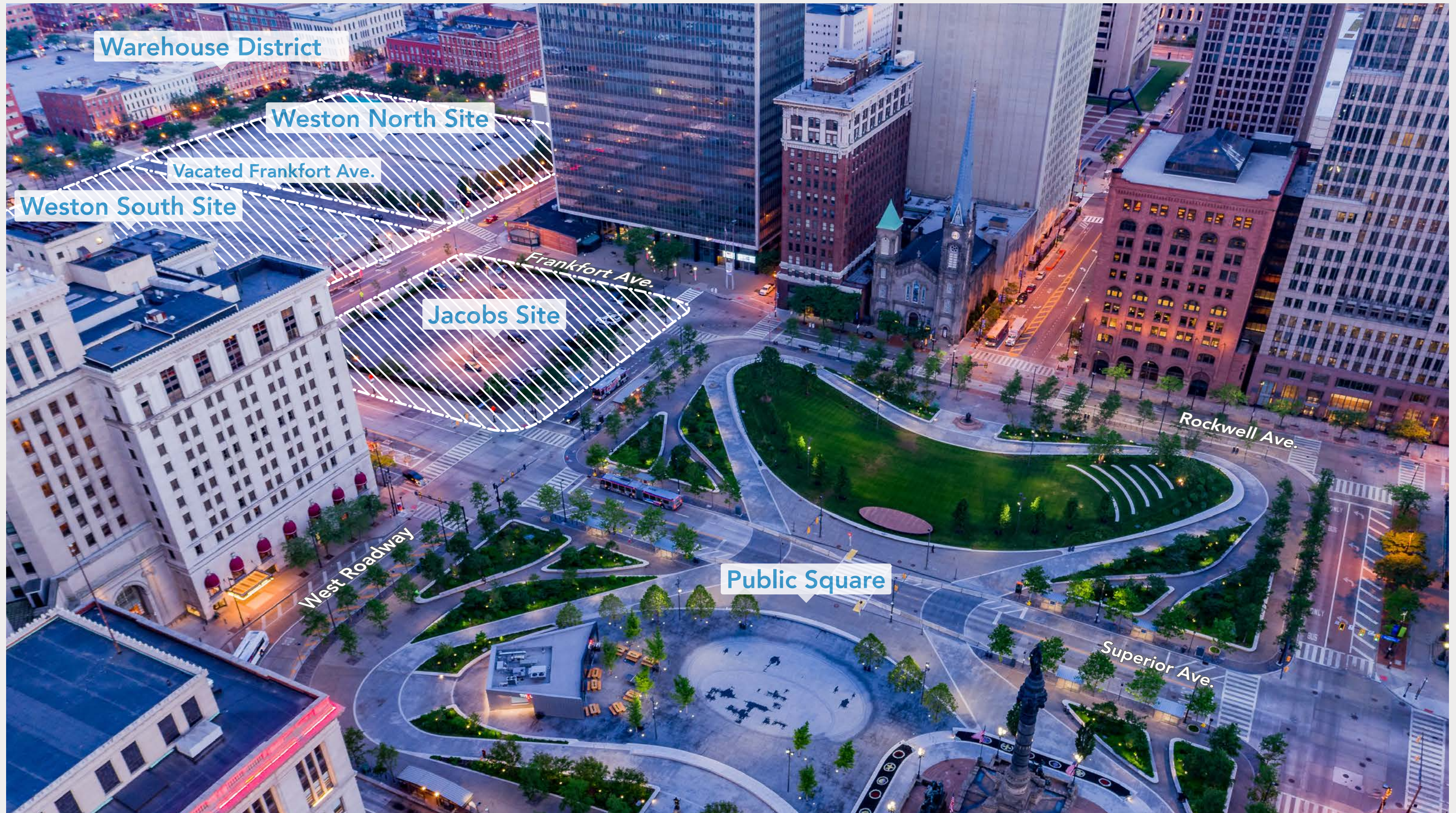
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SITE & CONTEXT

Sherwin-Williams Headquarters Site



Public Square Relationship



Warehouse District Relationship



Existing Site Conditions, Parking, & Curb Cuts



Existing Surface Parking Lots = +/- 987 spaces

- 148 Jacobs Site surface parking spaces
- 352 Weston South surface parking spaces
- 463 Weston North surface parking spaces
- 18 Frankfort On-Street Parking
- 6 West 3rd Street On-Street Parking

Context Photos



A - St. Clair at W 6th facing west



B - St. Clair & W 3rd facing southeast



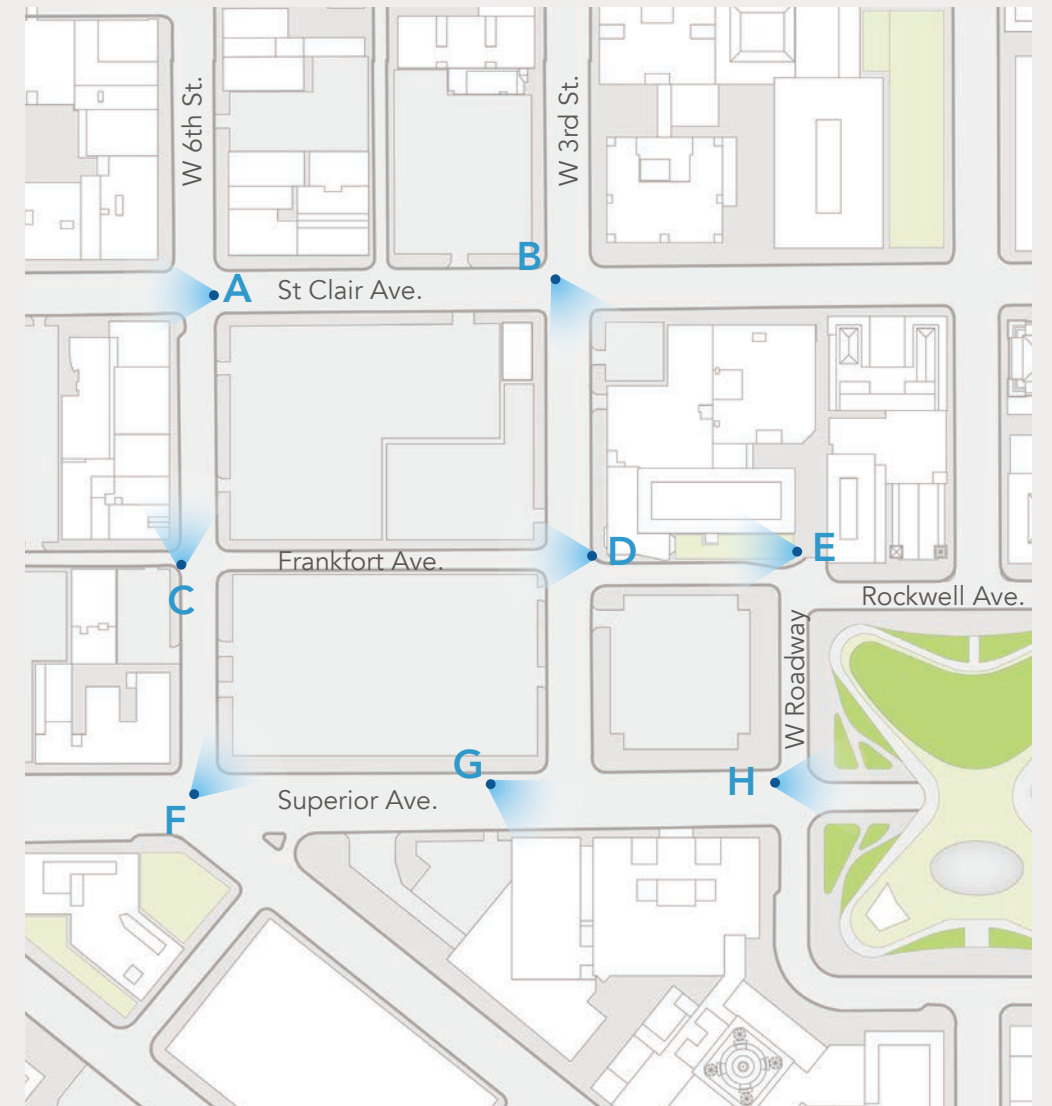
C - W 6th facing north



D - Frankfort facing west from 3rd



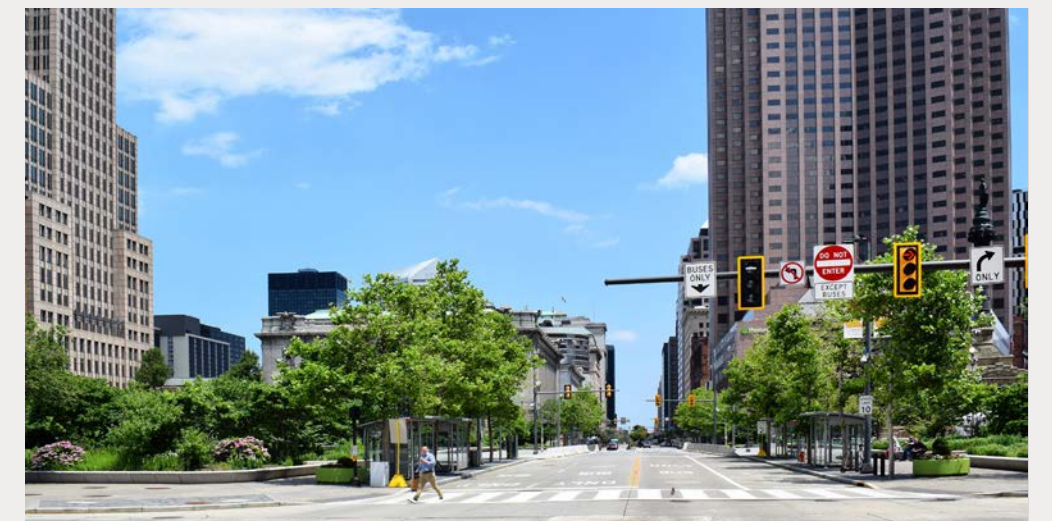
E - Frankfort facing west



F - W 6th & Superior facing northeast



G - W 3rd & Superior facing southeast



H - Superior facing east to Public Square

Zoning Summary

Jacobs Site

GR-9 - General Retail Business
 Design Review District - Downtown / Flats
 Local Landmark District - N/A
 Overlay District - N/A
 Height District - 9

Weston North & South Sites

LLR-9 - Limited Retail Business
 Design Review District - Downtown / Flats
 Local Landmark District - Warehouse
 Overlay District - Urban Core Overlay
 Height District - 9

HL (Height Limit) = 26D, not to exceed 900'
 D = Distance to centerline of street
 HL at Superior Ave 132' = 66' x 26 = 1,716'
 HL at W 3rd Street 99' = 49.5' x 26 = 1,287'

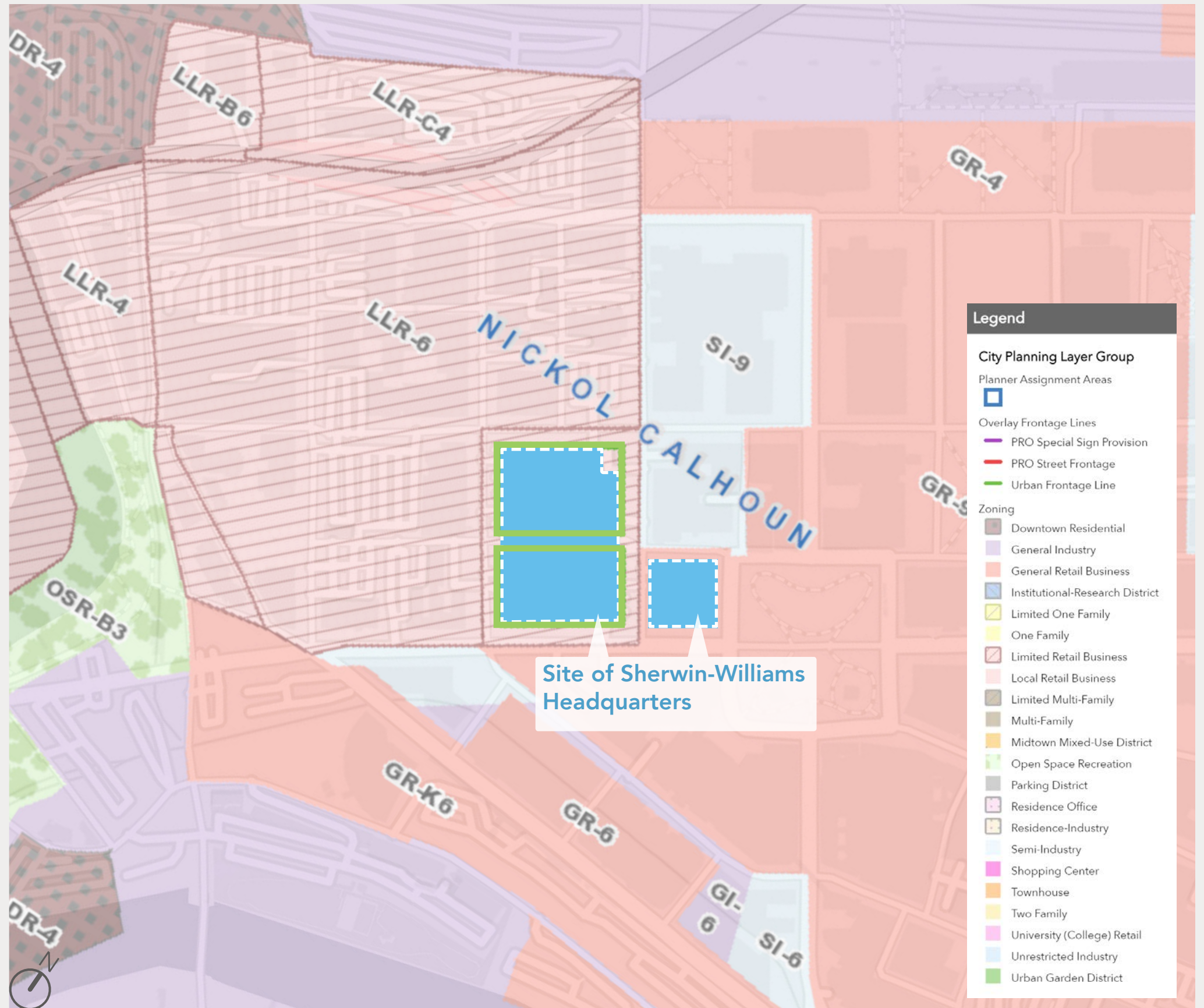
Vacation of Frankfort Avenue:

Application has been filed with City

Anticipated Variance








348.05 Urban Core Overlay District:

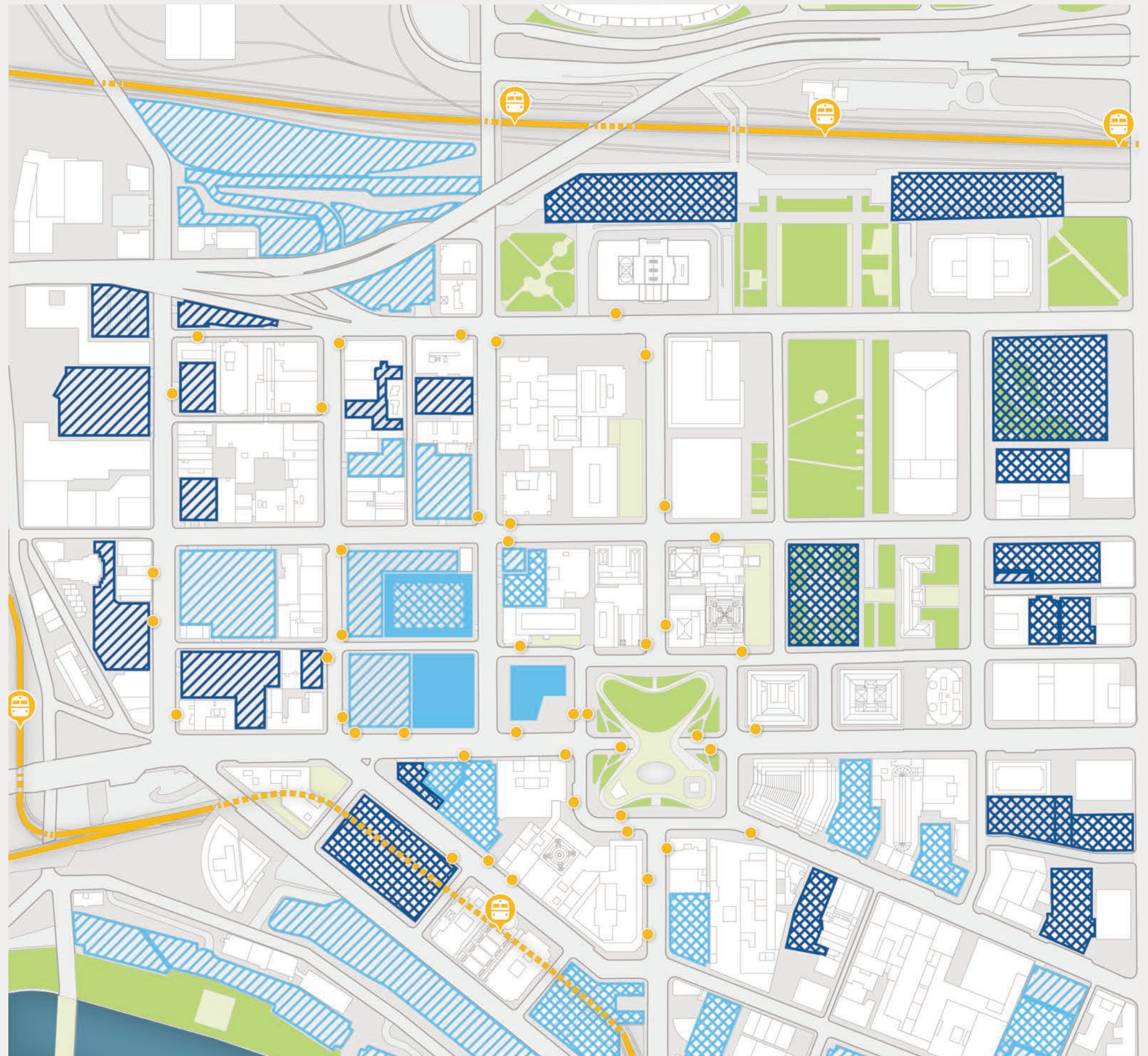
Frontage build-out for tower and garage anticipated to exceed 3 ft. max. along W 3rd St. and Superior Ave. due to foundation construction requirements.



Transit & Parking

LEGEND

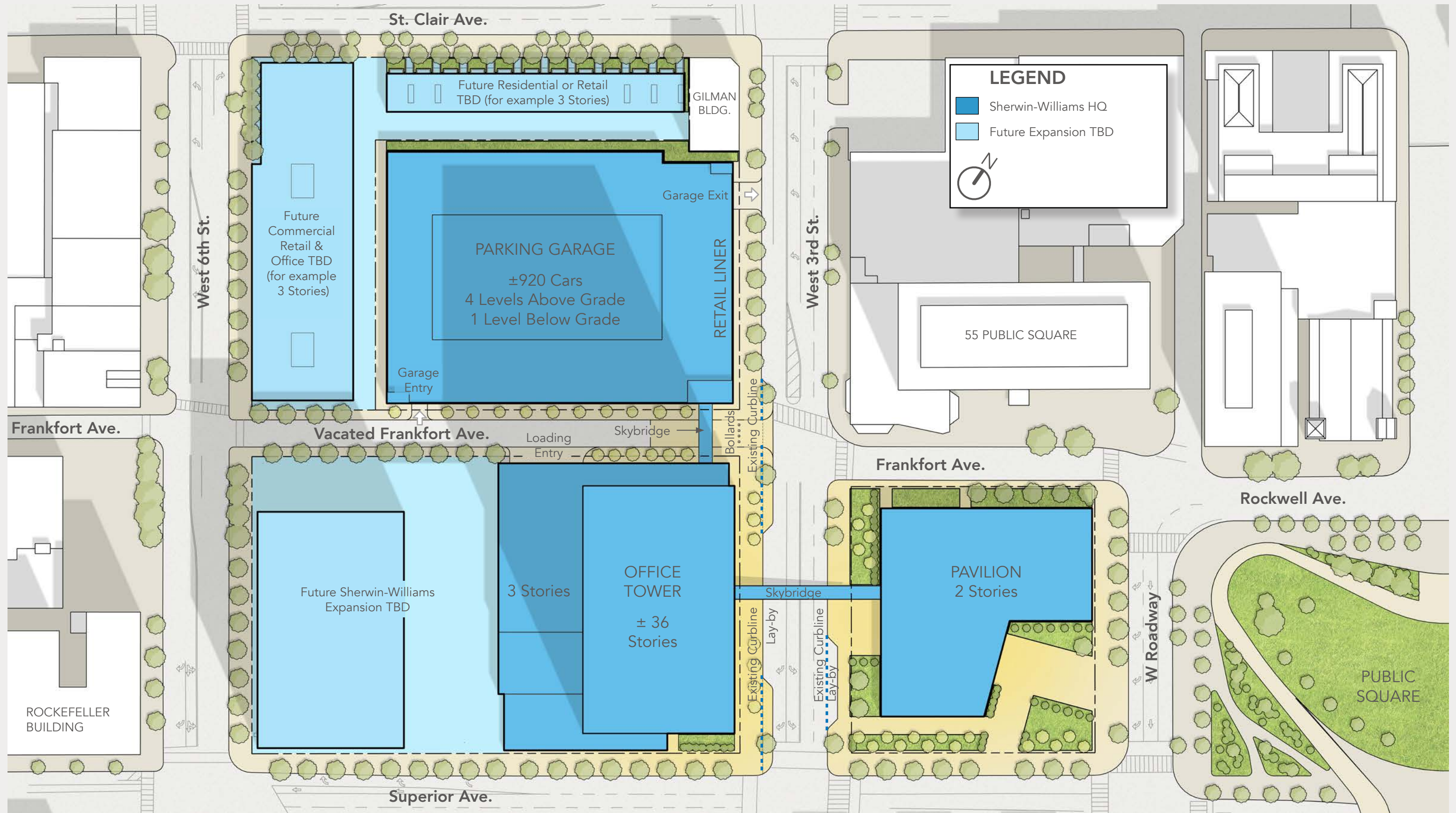
-  Sherwin-Williams Future Headquarters
-  Existing Surface Parking used by Sherwin-Williams employees
-  Existing Structured Parking used by Sherwin-Williams employees
-  Other Cleveland Surface Parking
-  Other Cleveland Structured Parking
-  Existing Bus Stops
-  Train Routes and Stations



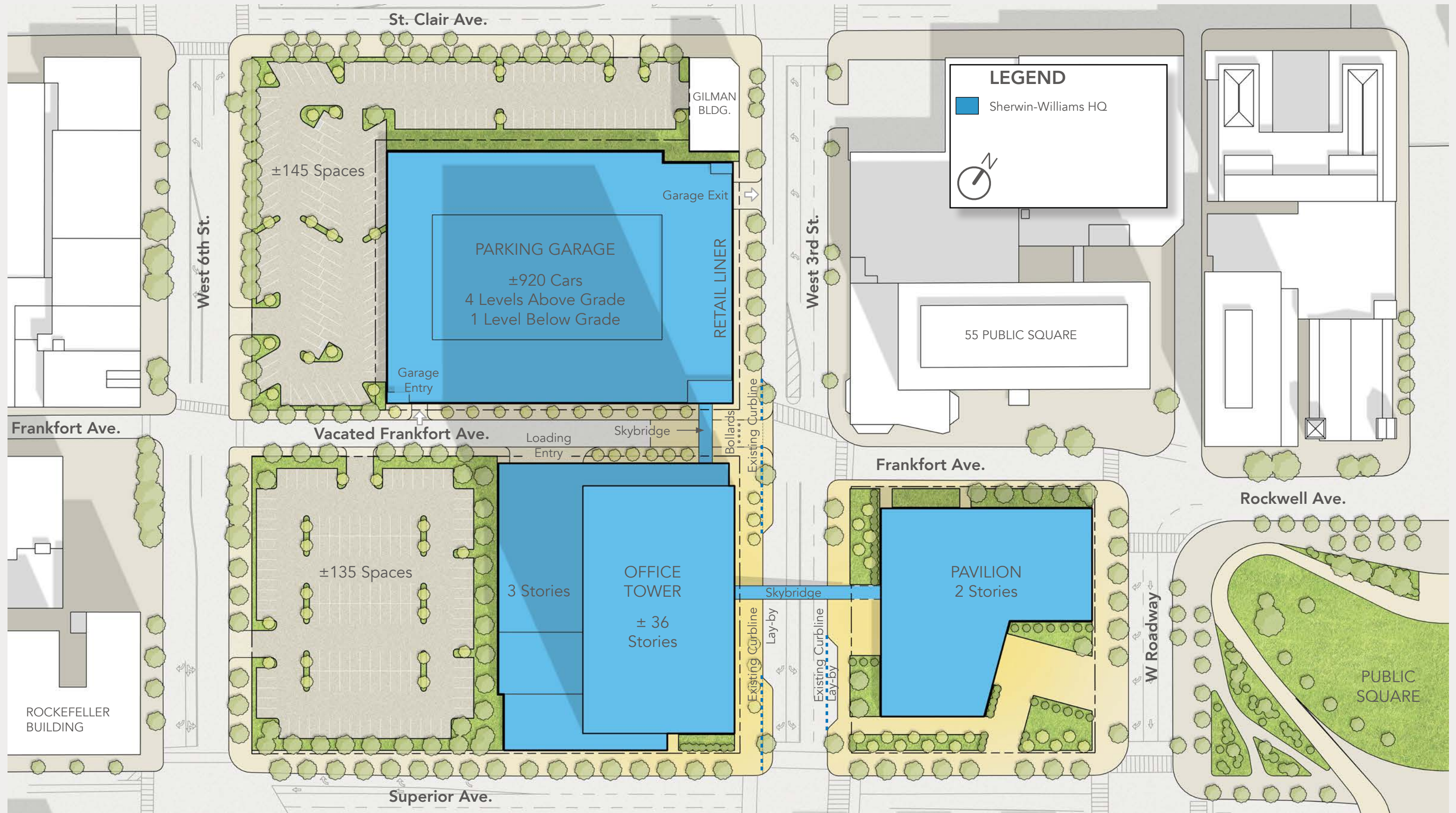
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CONCEPT DESIGN

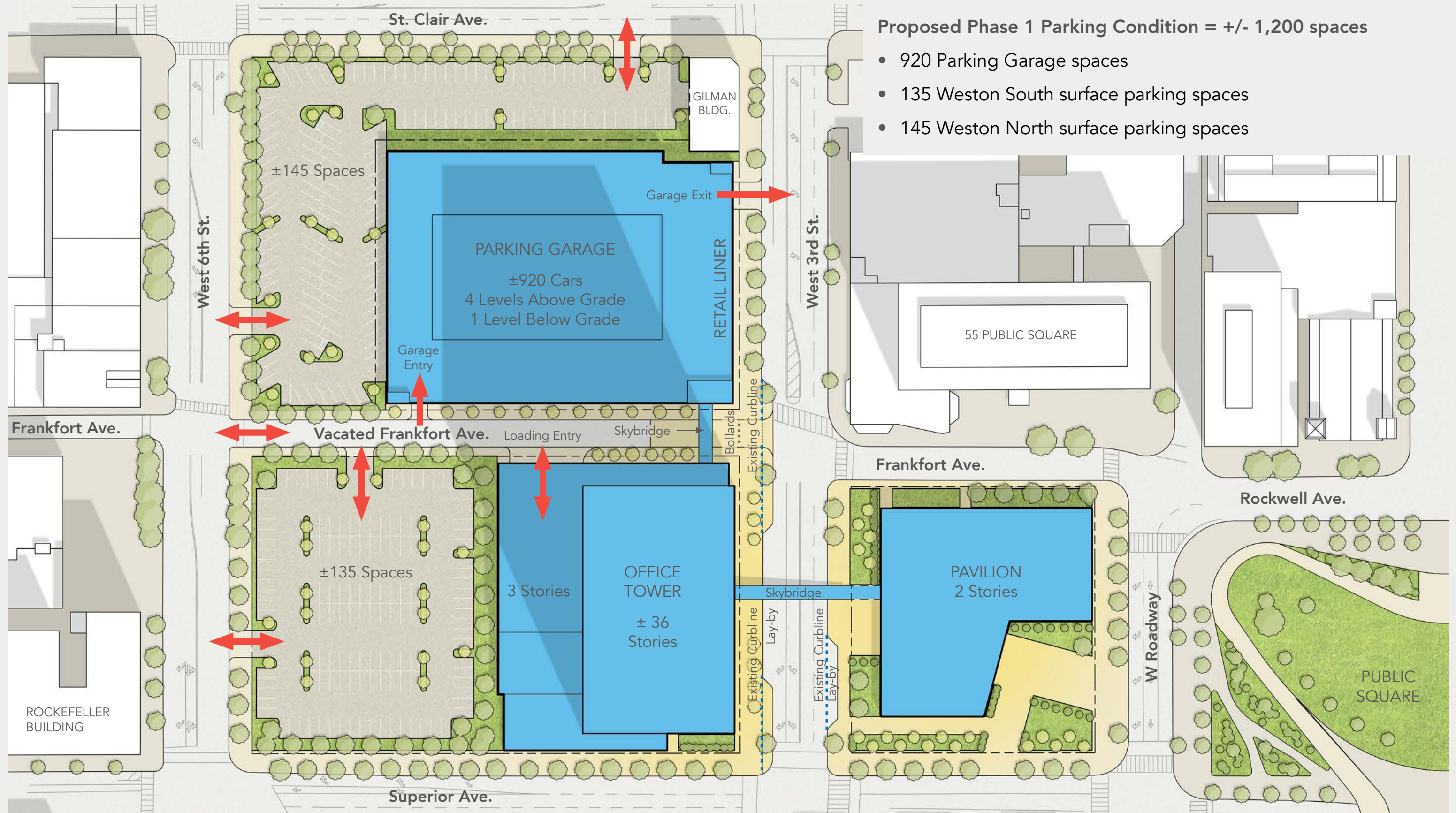
Proposed Master Plan with Future Development Concept



Proposed Master Plan with Phase 1 Surface Parking



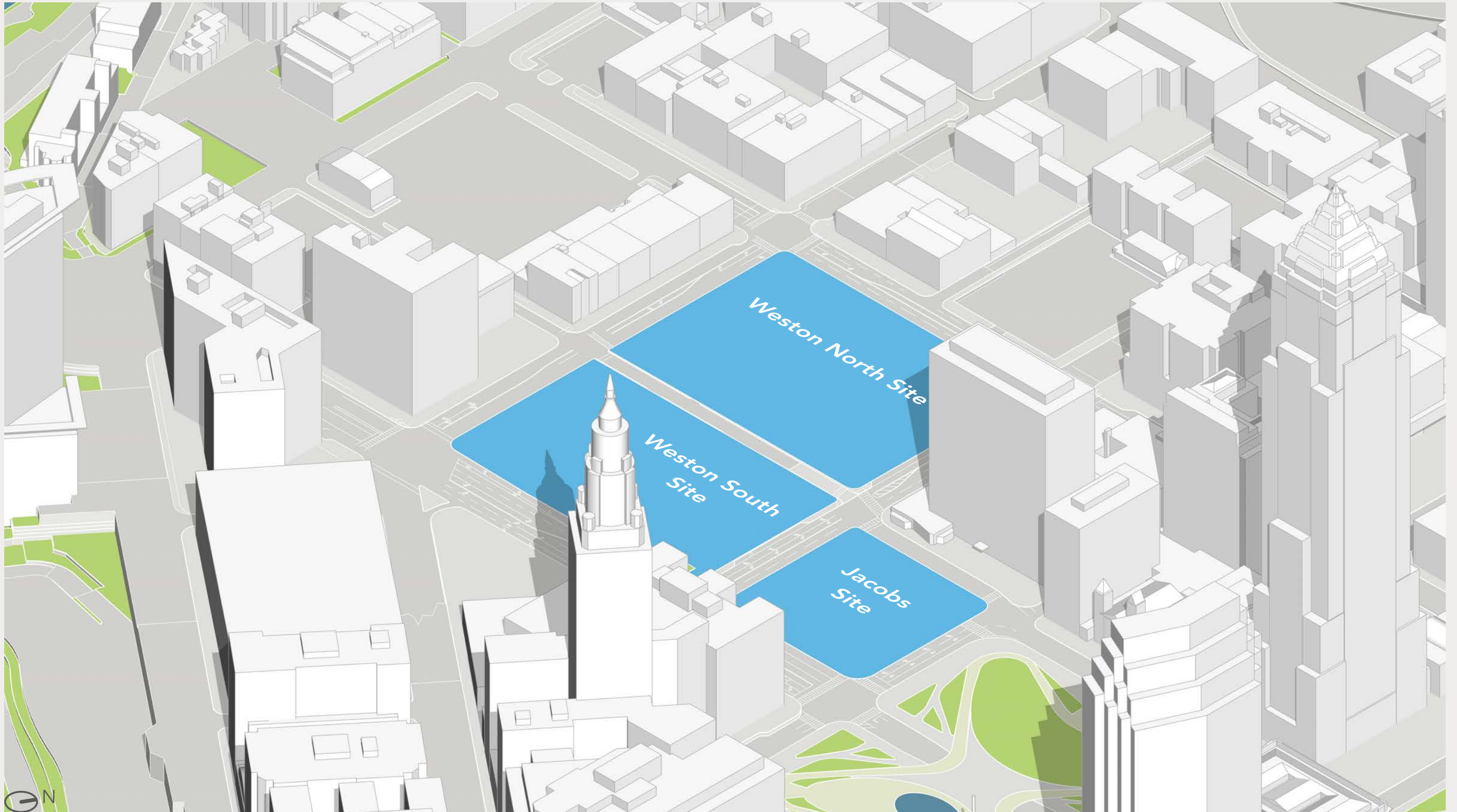
Proposed Master Plan with Phase 1 Surface Parking



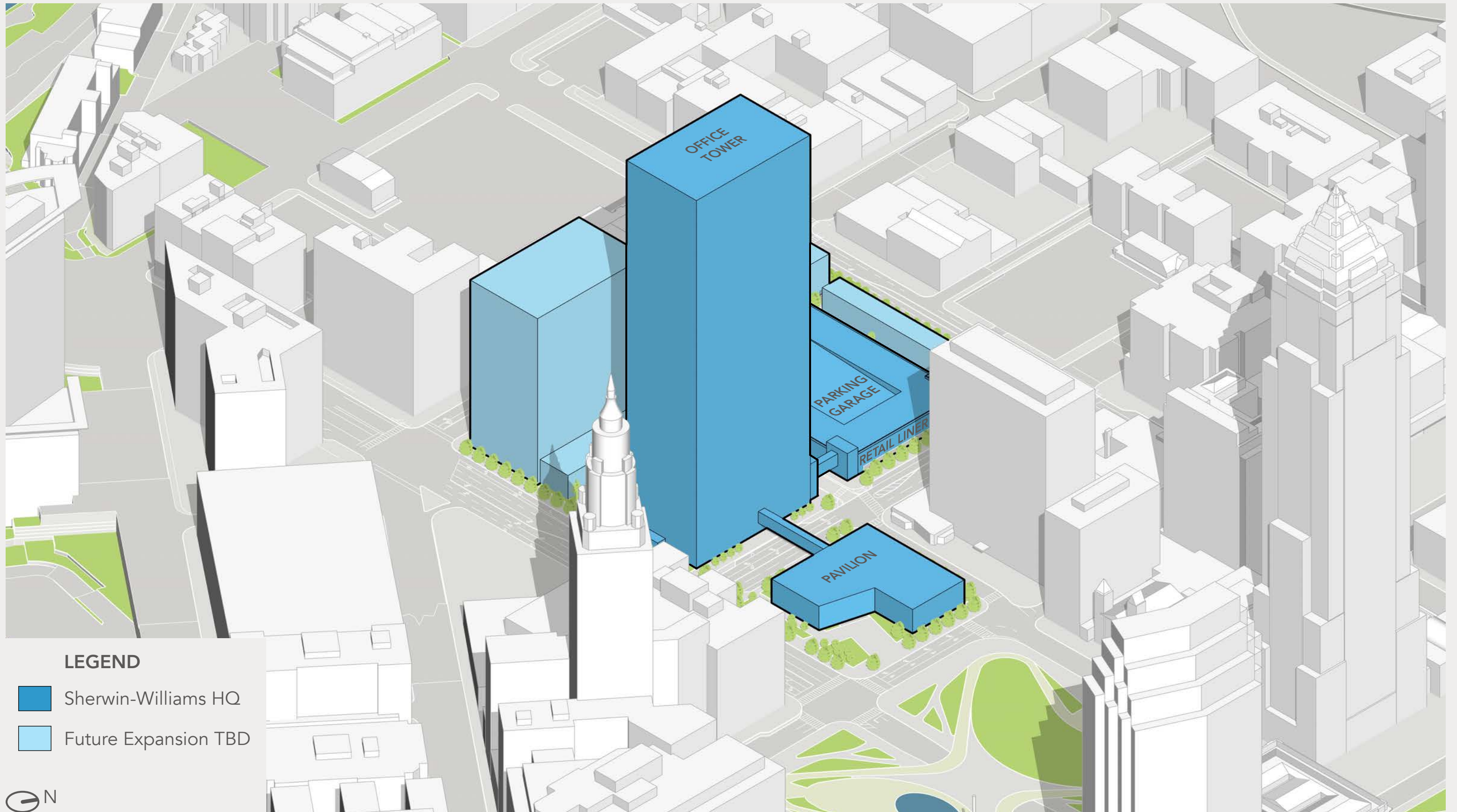
Proposed Phase 1 Parking Condition = +/- 1,200 spaces

- 920 Parking Garage spaces
- 135 Weston South surface parking spaces
- 145 Weston North surface parking spaces



Cleveland Context & Sherwin-Williams Headquarters Site



Axonometric View of Proposed Master Plan with Future Development Concept

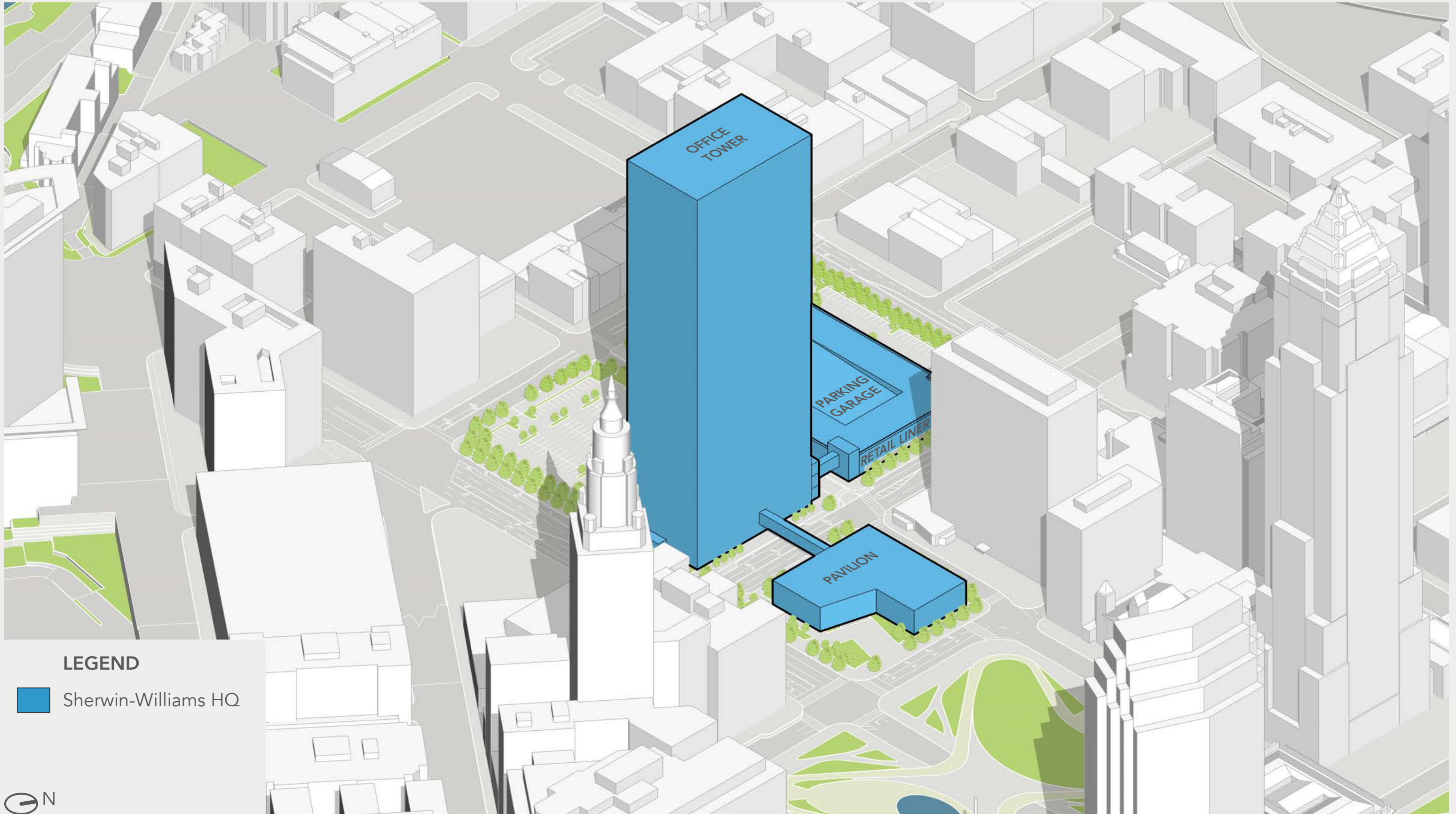


LEGEND

-  Sherwin-Williams HQ
-  Future Expansion TBD



Axonometric View of Proposed Master Plan with Phase 1 Surface Parking

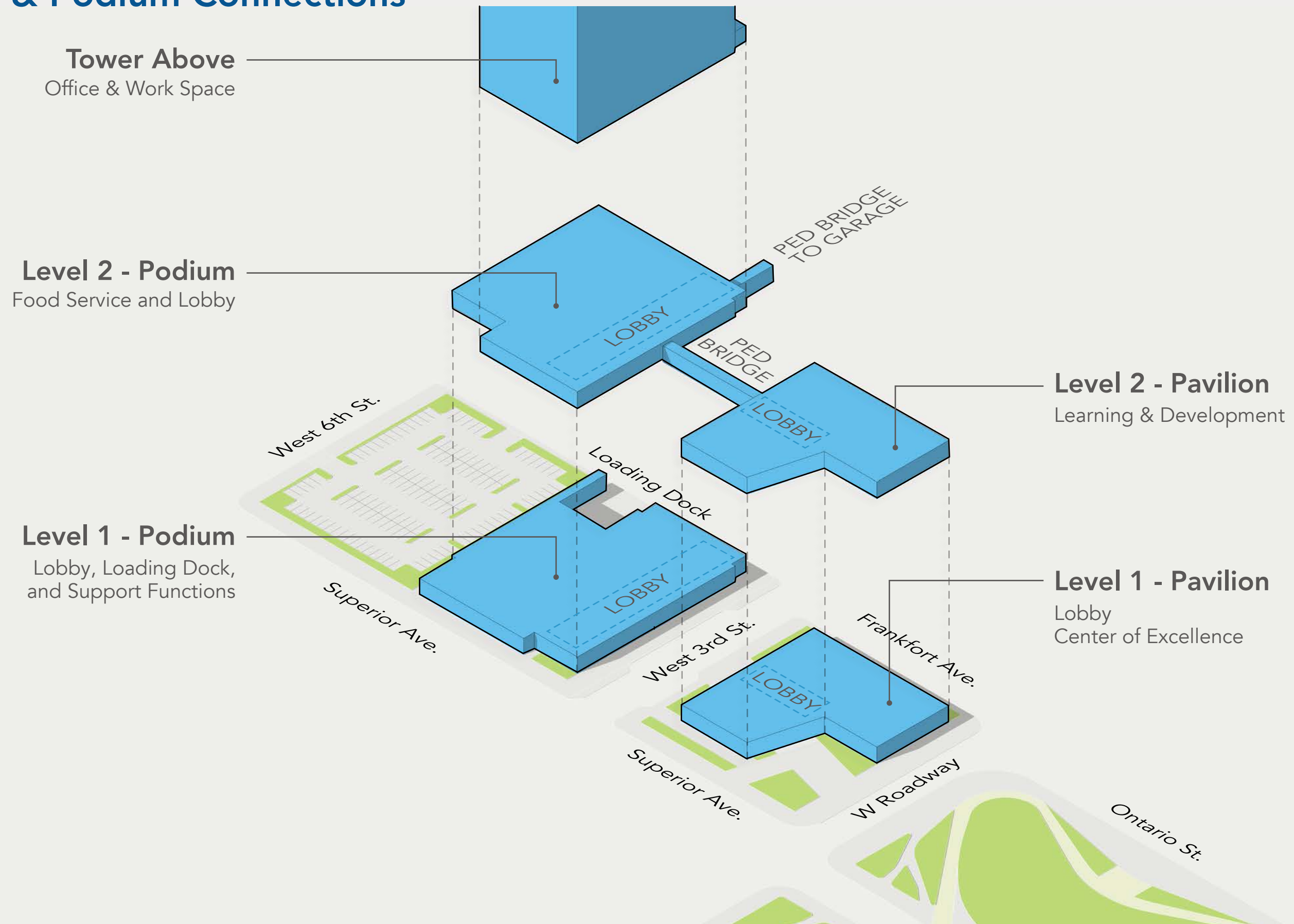


LEGEND

 Sherwin-Williams HQ



Pavilion & Podium Connections



Contextual Building Heights

The new Sherwin-Williams Headquarters Tower will be a prominent addition to Cleveland's skyline, in scale with the adjacent high-rise buildings surrounding Public Square. The Pavilion will create a welcoming entry presence at the pedestrian scale. The Garage and future development will complement the scale of the Warehouse District.



LEGEND

- Low-rise Buildings
- Mid-rise Buildings
- High-rise Buildings



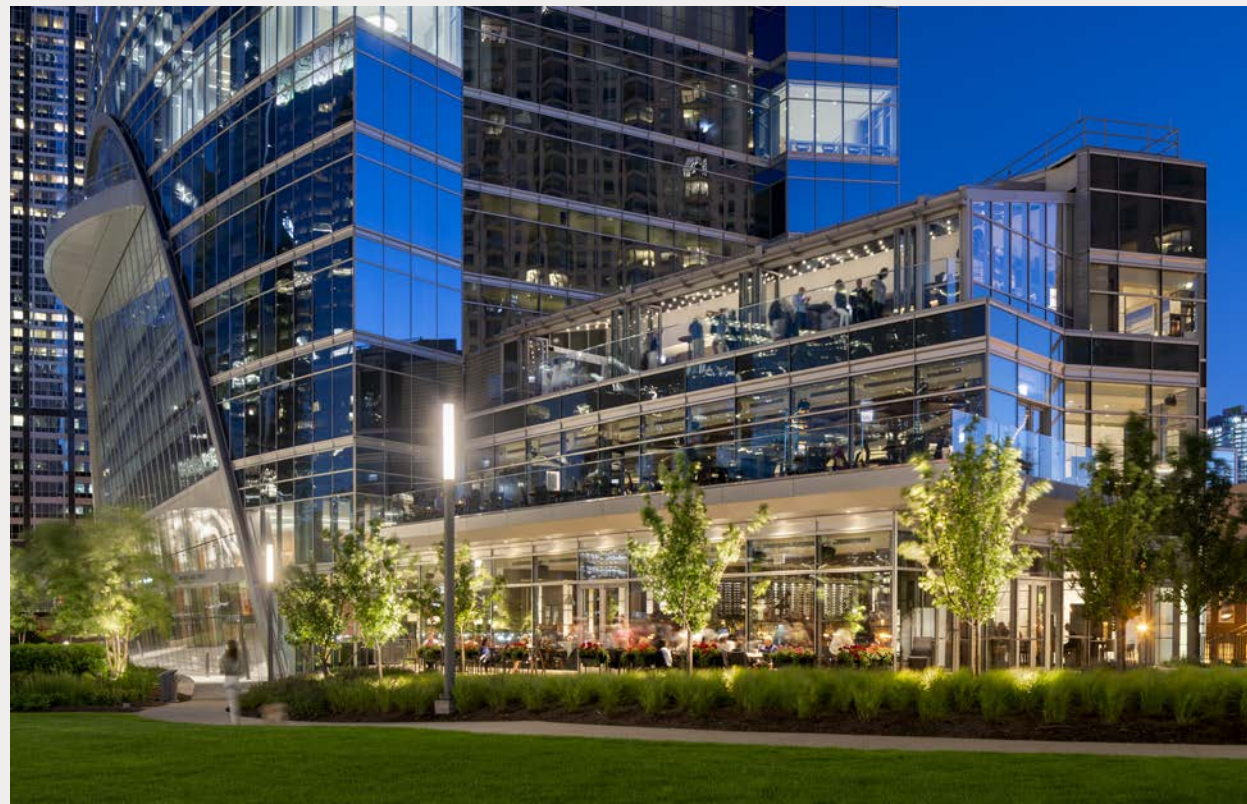
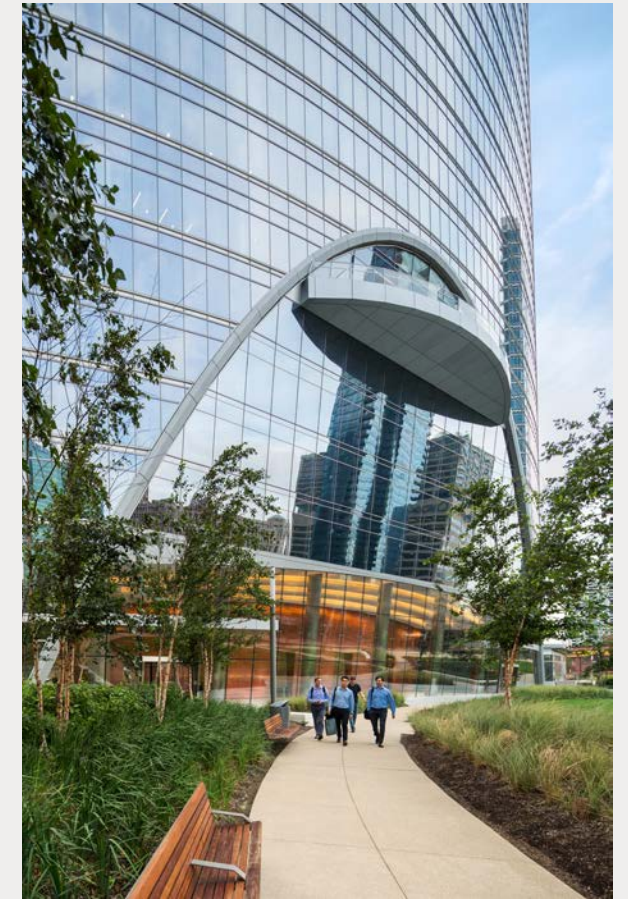
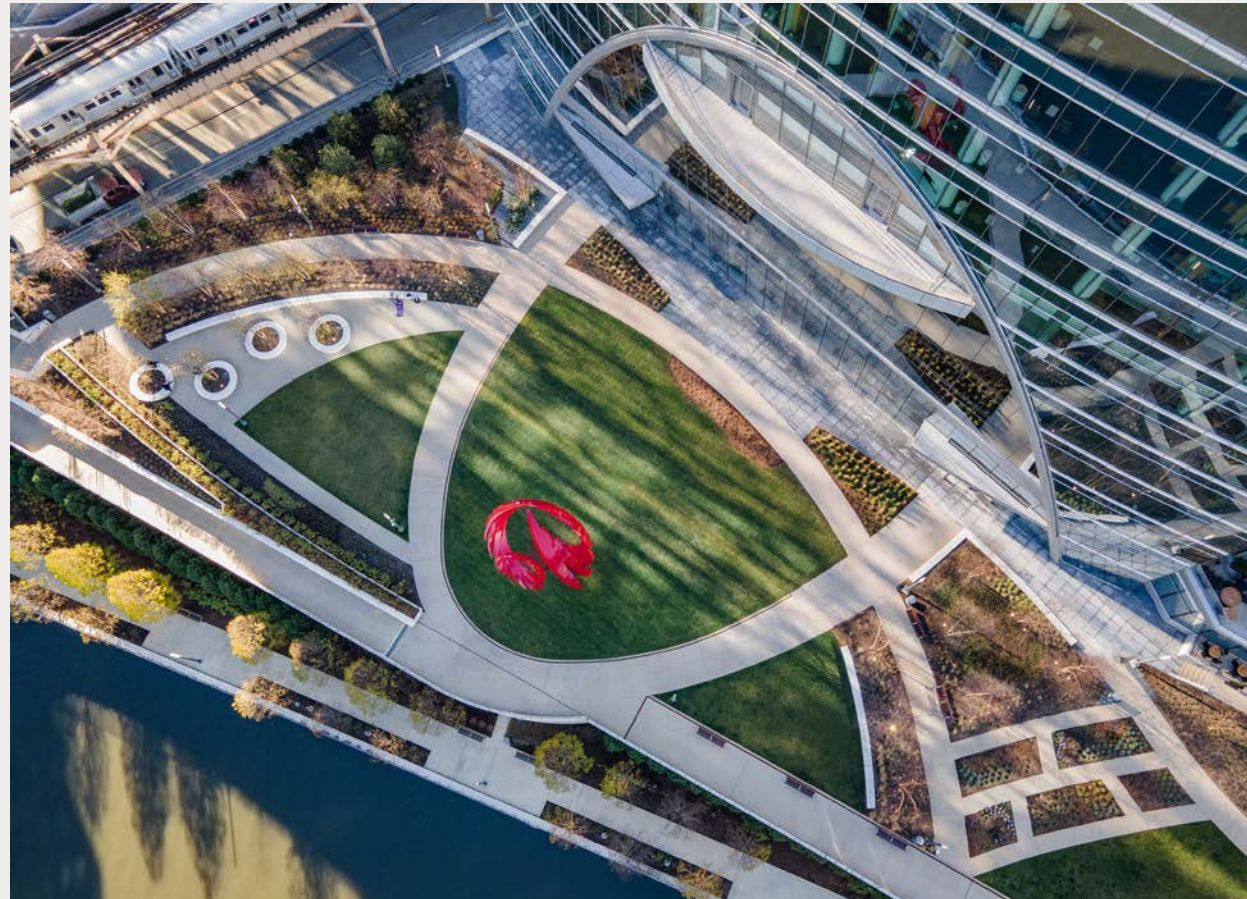
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HIGHRISE TOWERS IN URBAN CONTEXT

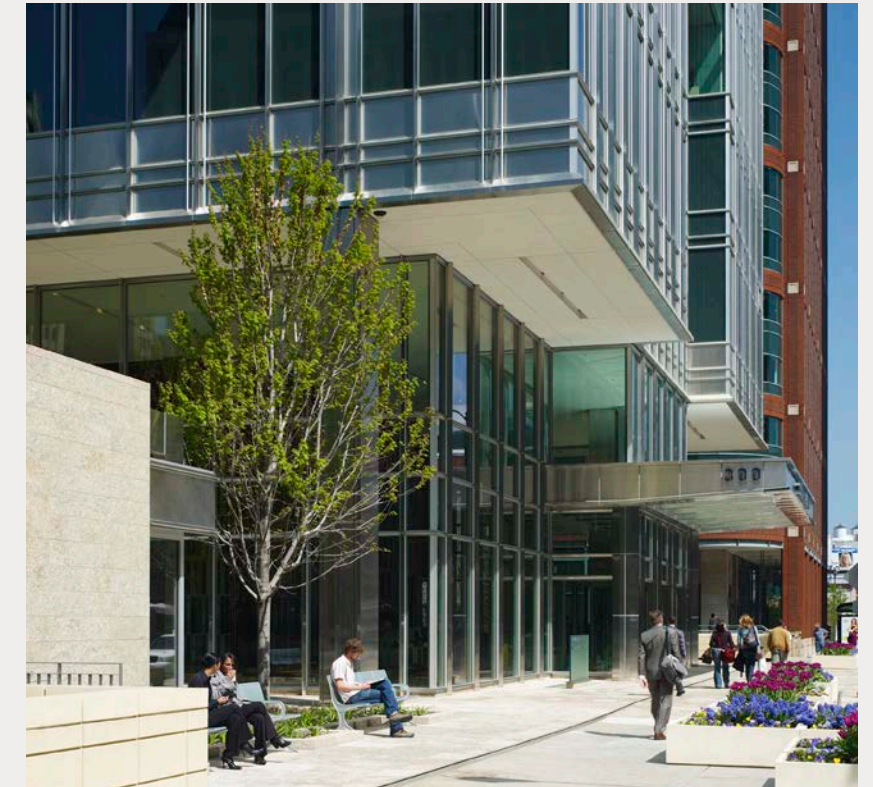
Northwestern Mutual Tower & Commons, Milwaukee WI



River Point, Chicago IL



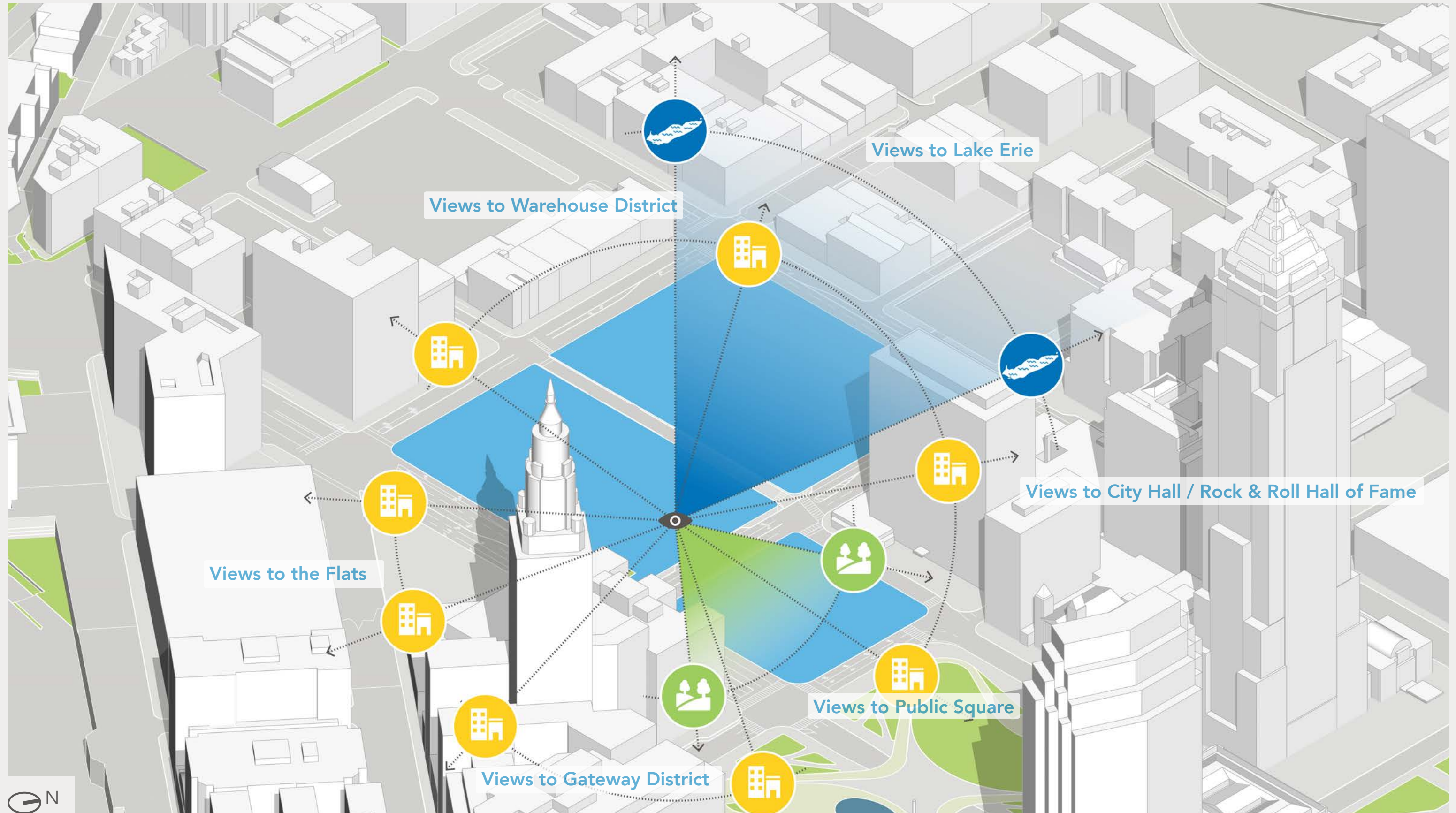
300 North LaSalle, Chicago IL



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PROGRESS UPDATE SCHEMATIC DESIGN

Views from the Tower



View to the Tower



View from Cleveland Memorial Shoreway

Tower Massing Strategies

Top

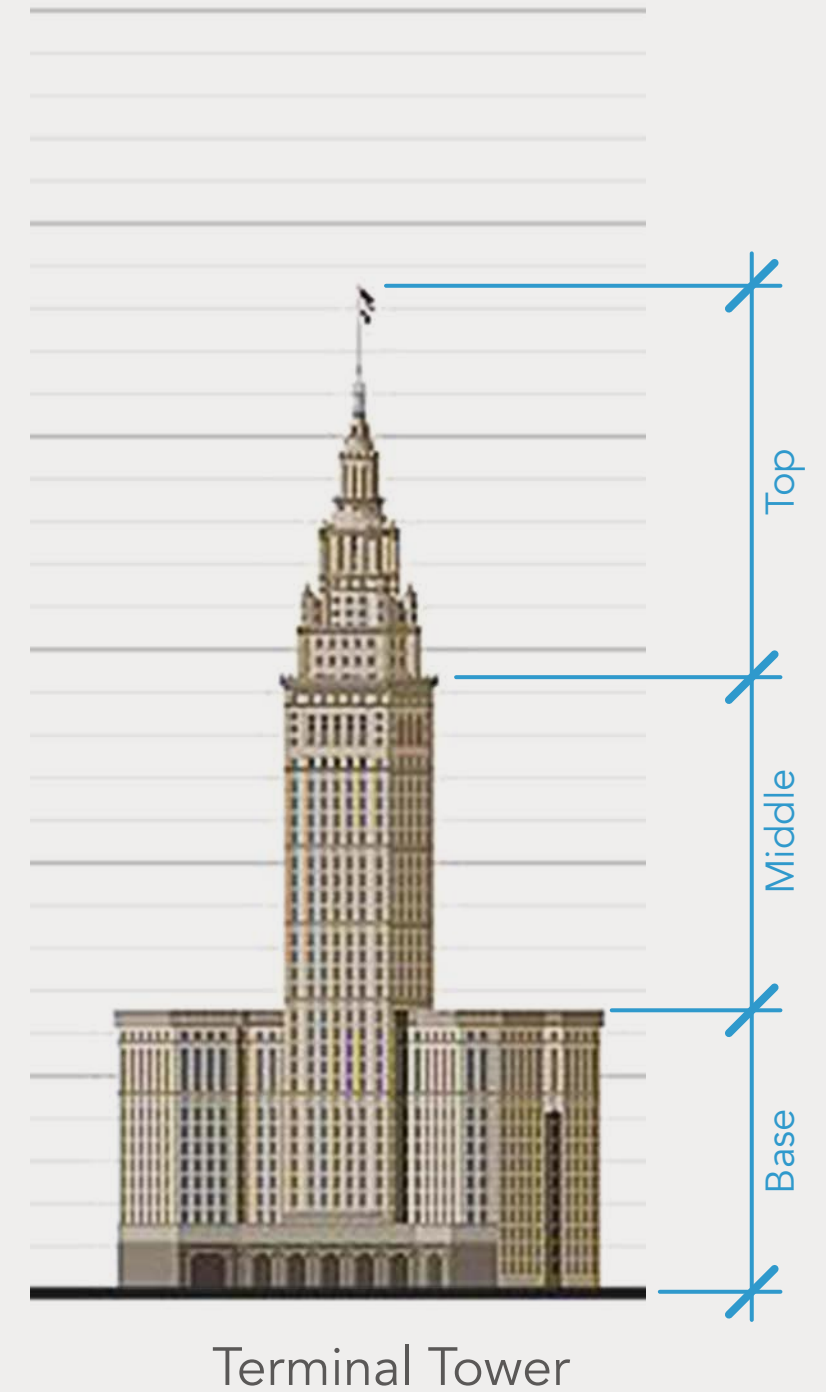
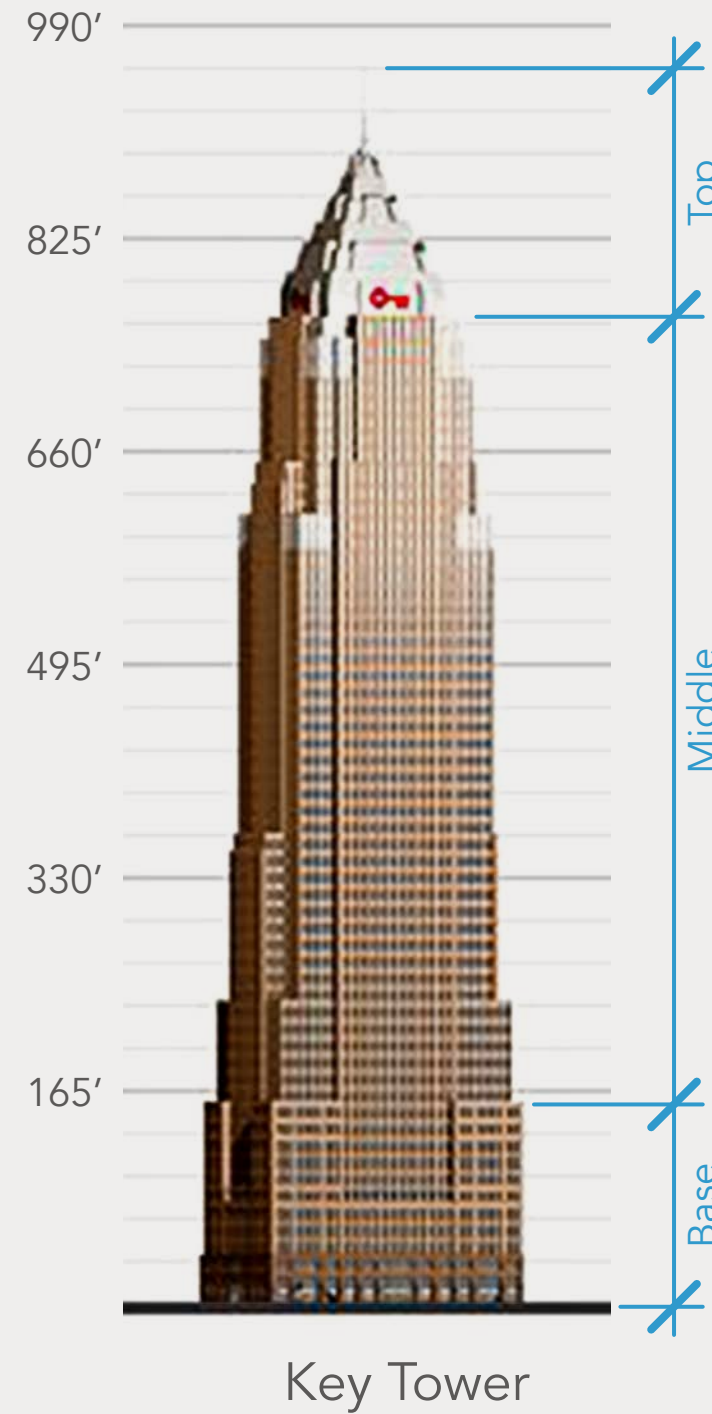
- Serve as a landmark on the skyline
- Architectural lighting opportunity
- Visible from numerous vantage points with increased height

Middle

- Articulated to avoid monolithic appearance
- Emphasize slender, vertical proportions
- Increases light and air at street level

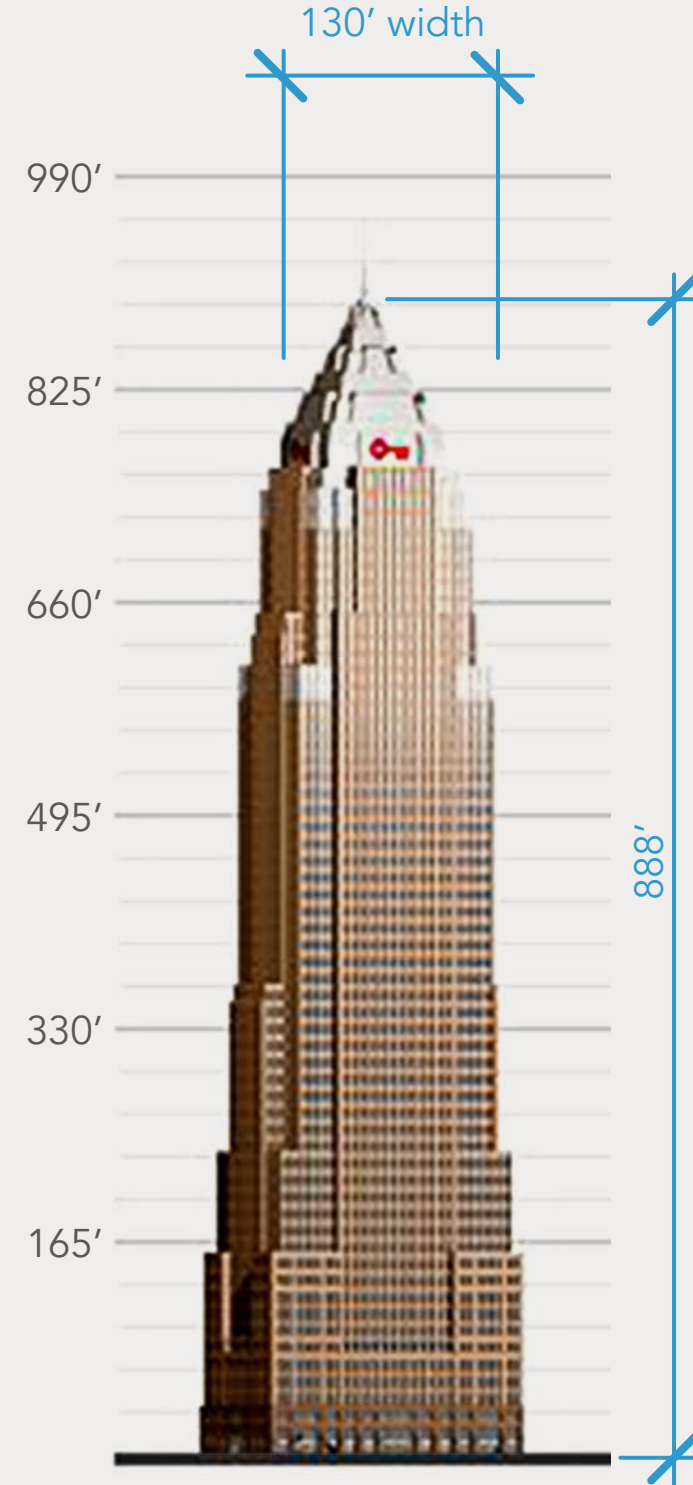
Base

- Establish common relationship between buildings
- Define street edge
- Sensitive to surrounding context & scale
- Finer articulation at street to respond to the pedestrian scale

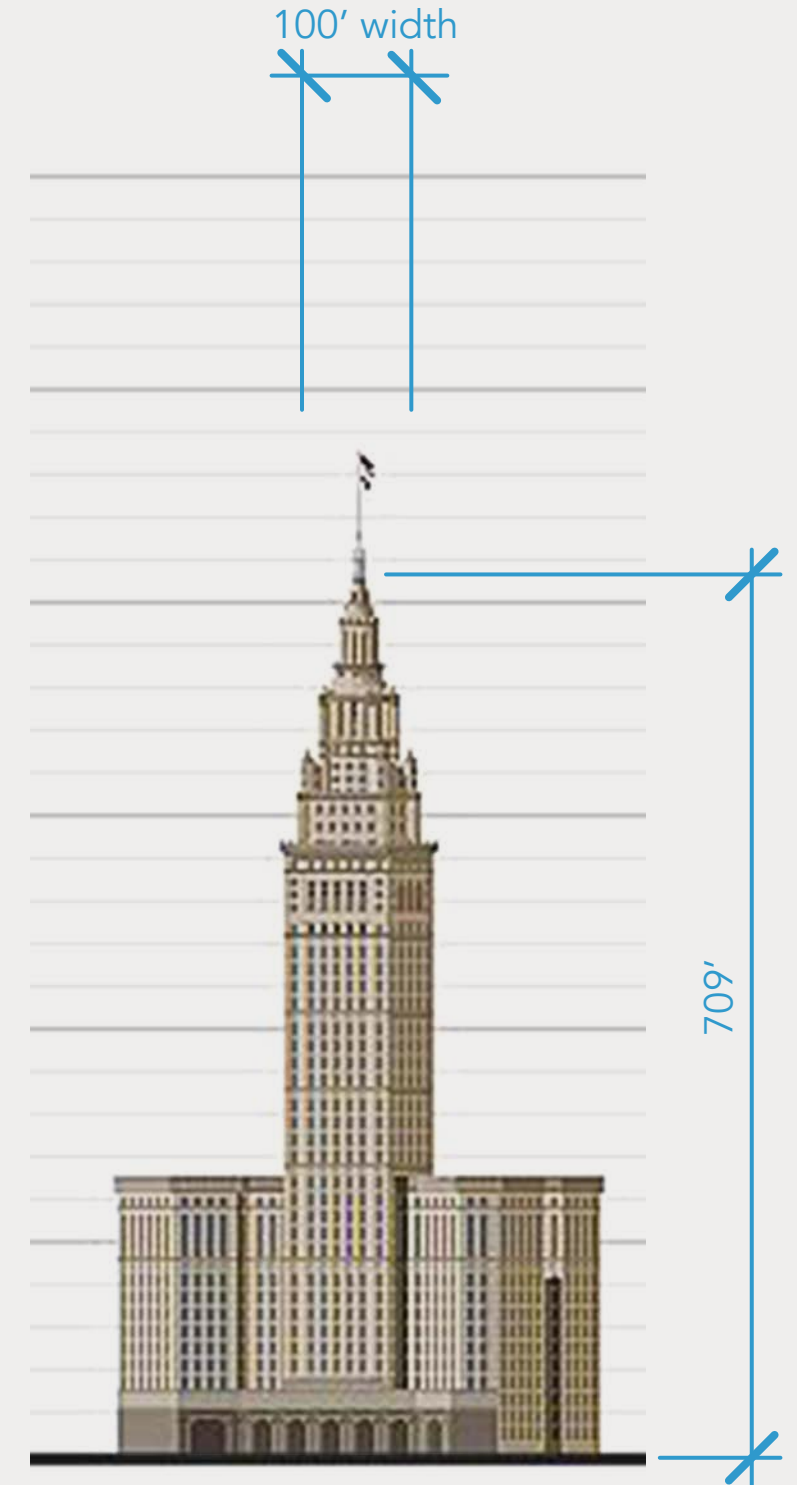


Aspect Ratio

Aspect ratio is a proportional relationship between a building's height and width.

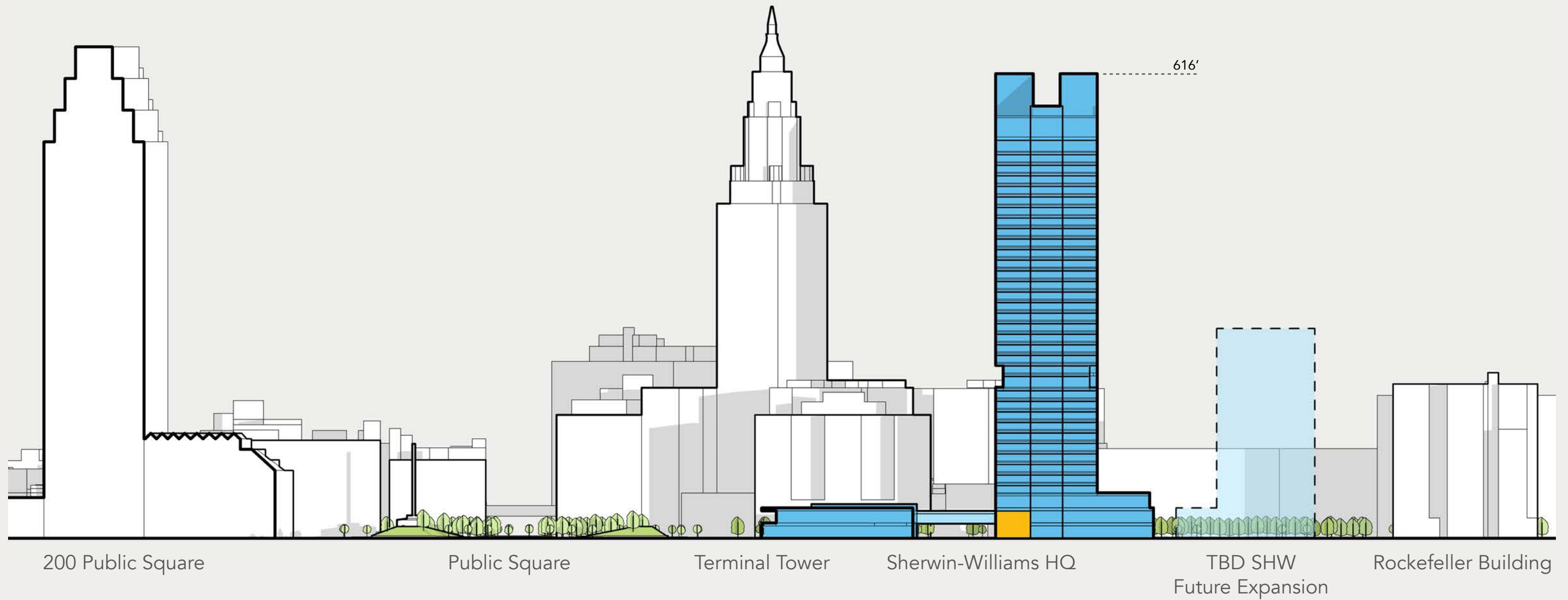


Key Tower
6.8 : 1

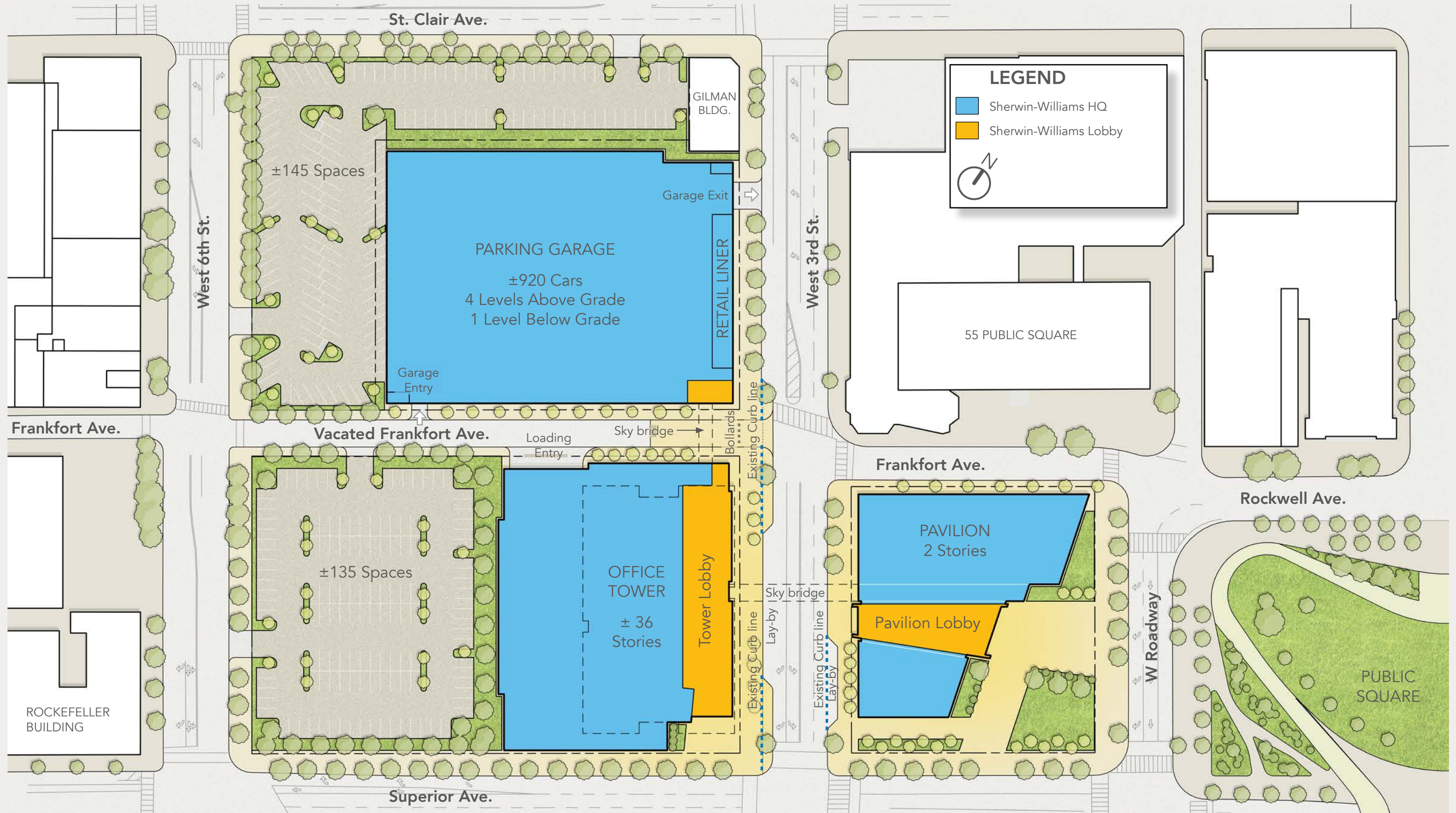


Terminal Tower
7 : 1

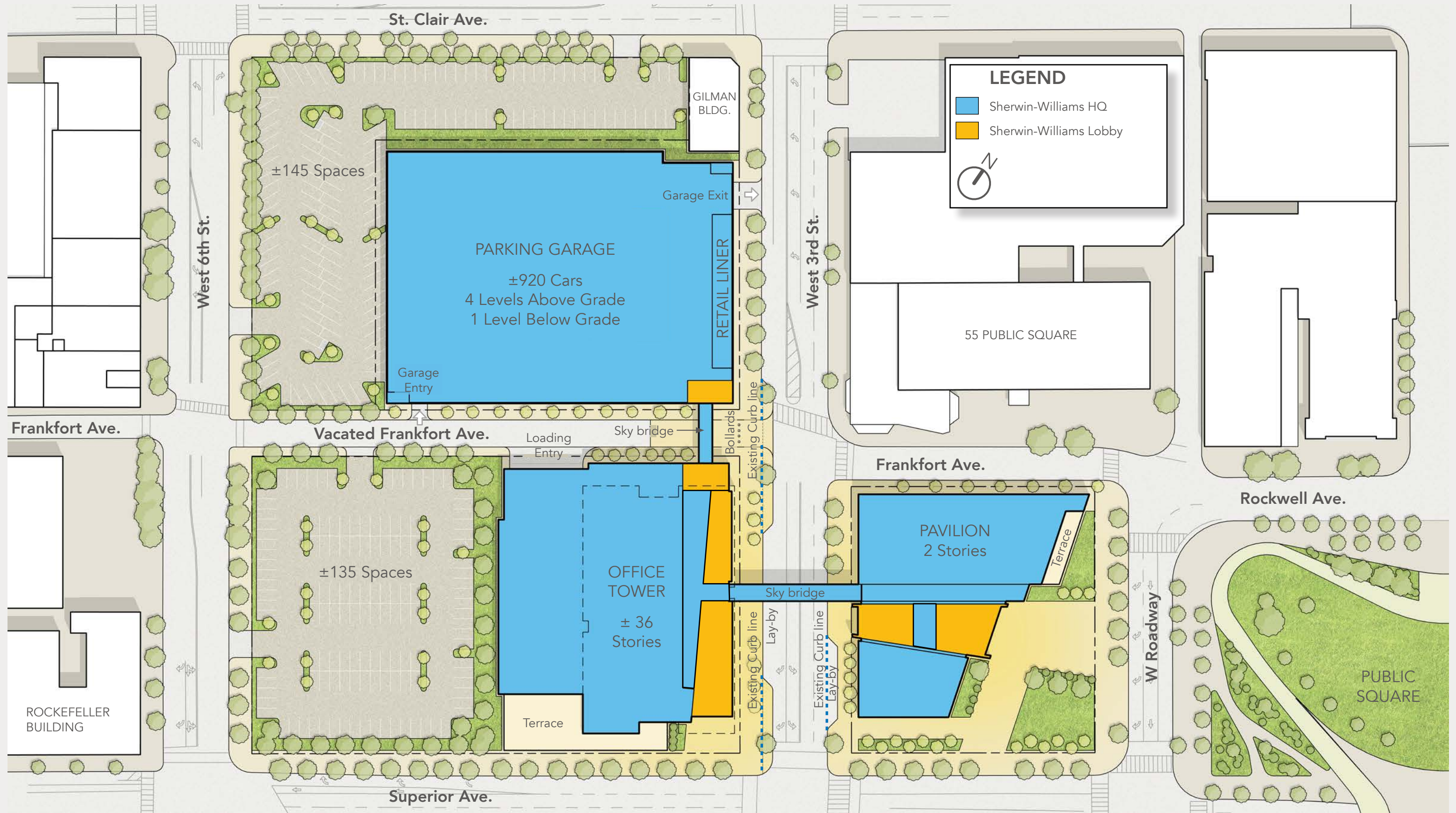
Public Square Relationship



Level 1 Plan

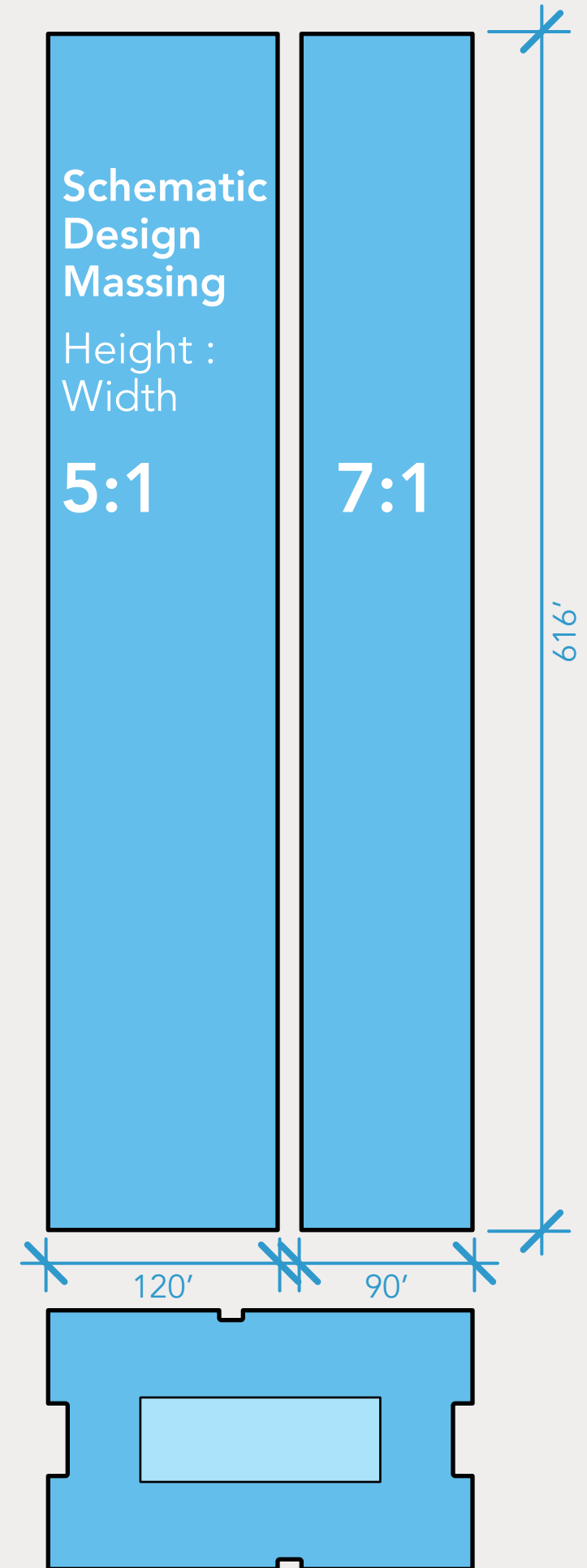
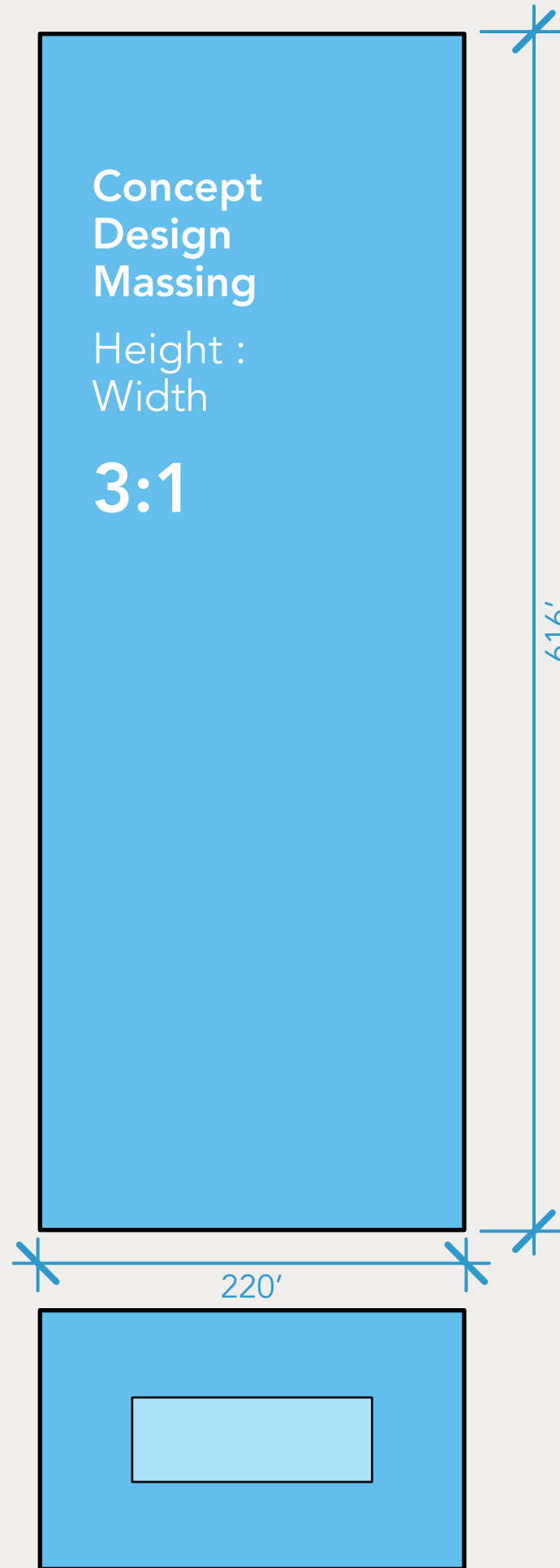


Level 2 Plan

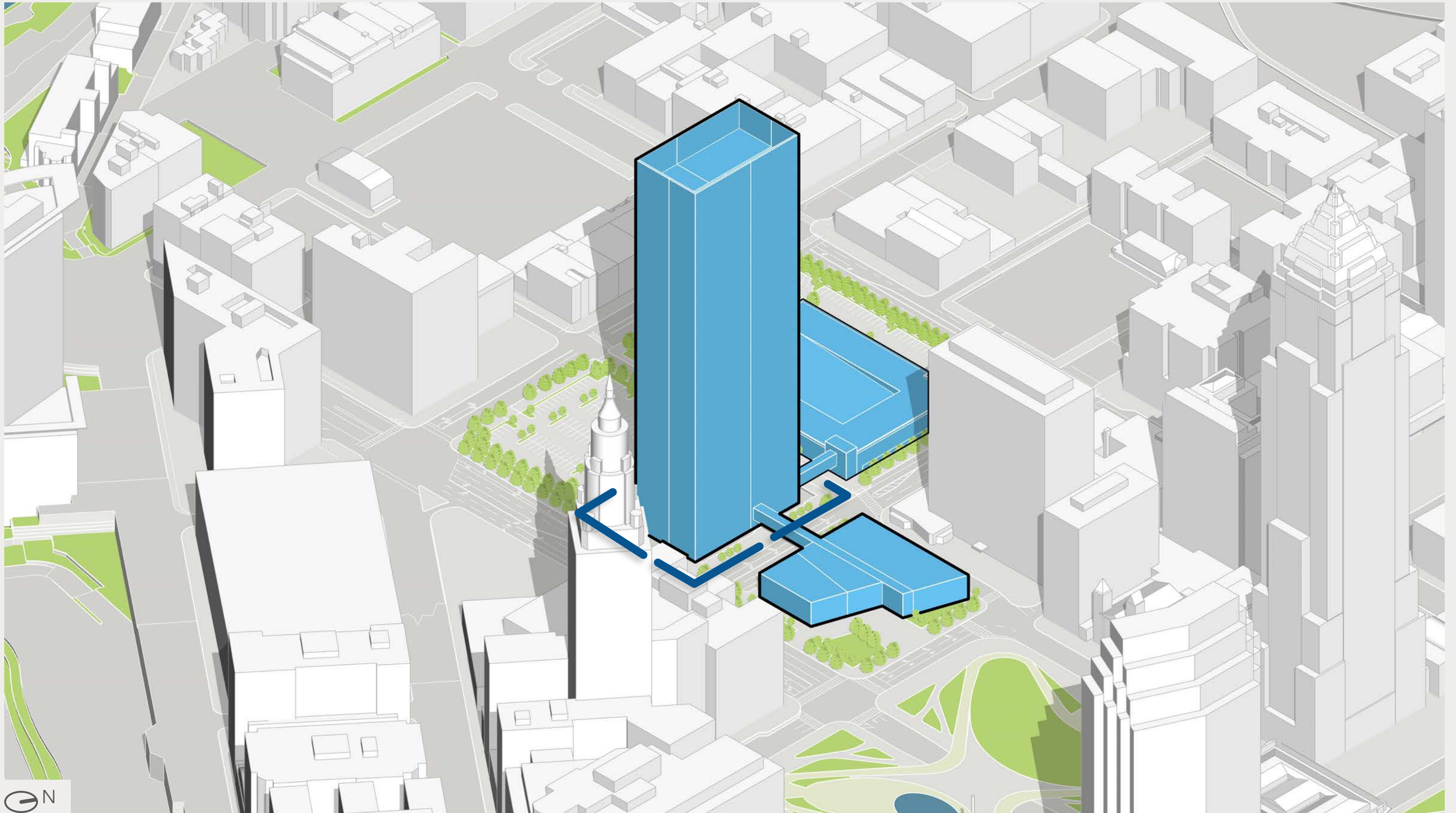


Tower Aspect Ratio

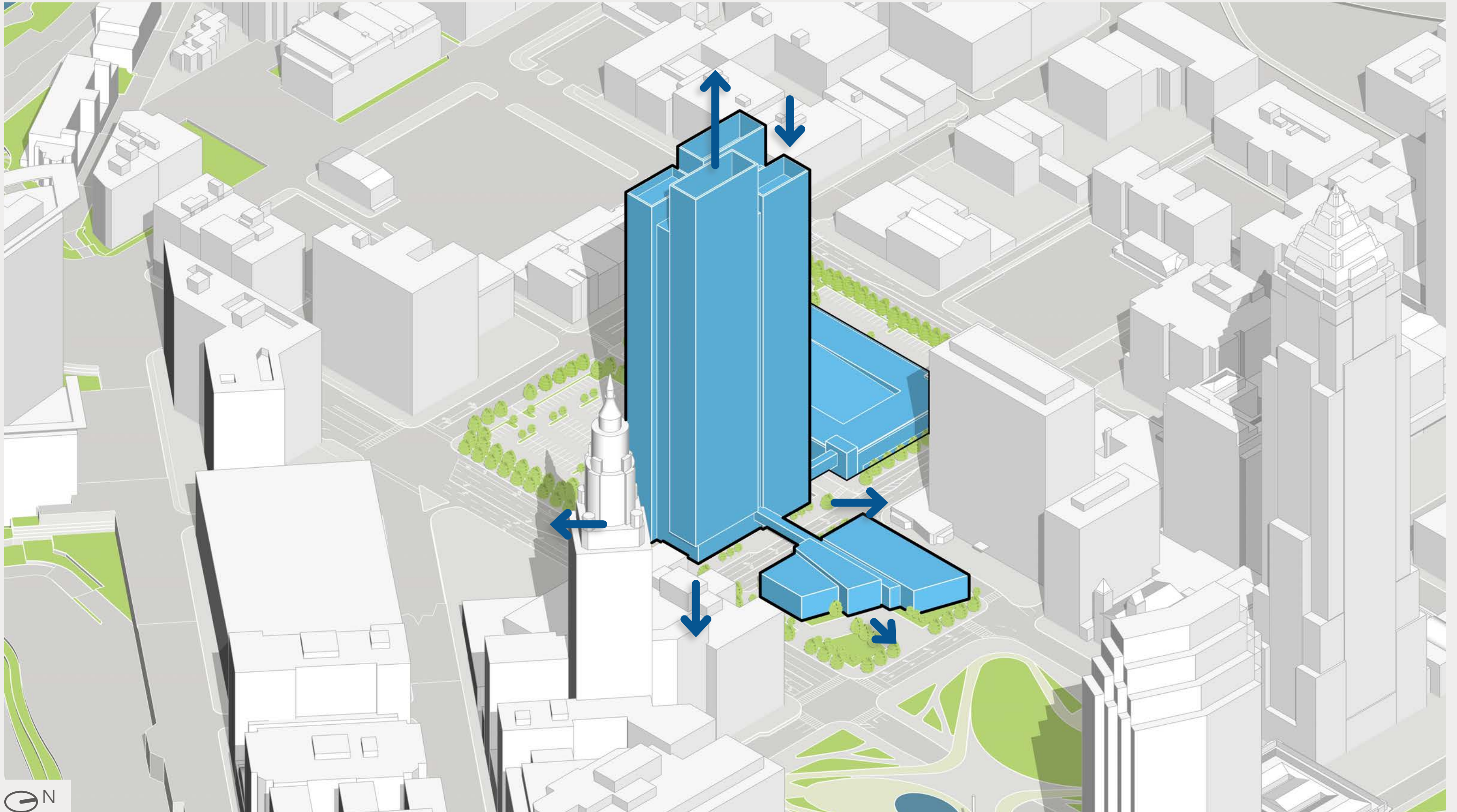
Aspect ratio is a proportional relationship between a building's height and width.



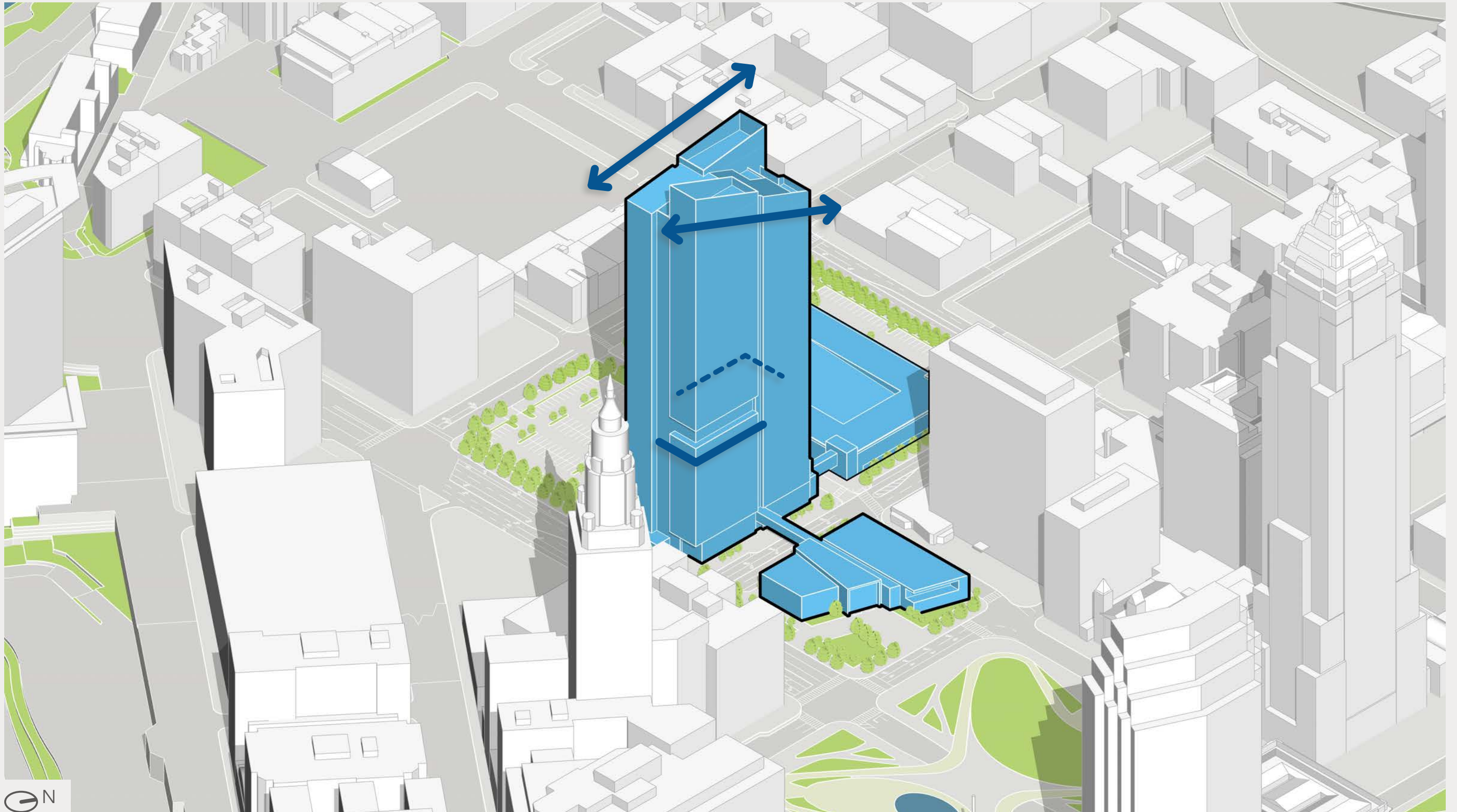
Tower Concept - Design Step 1



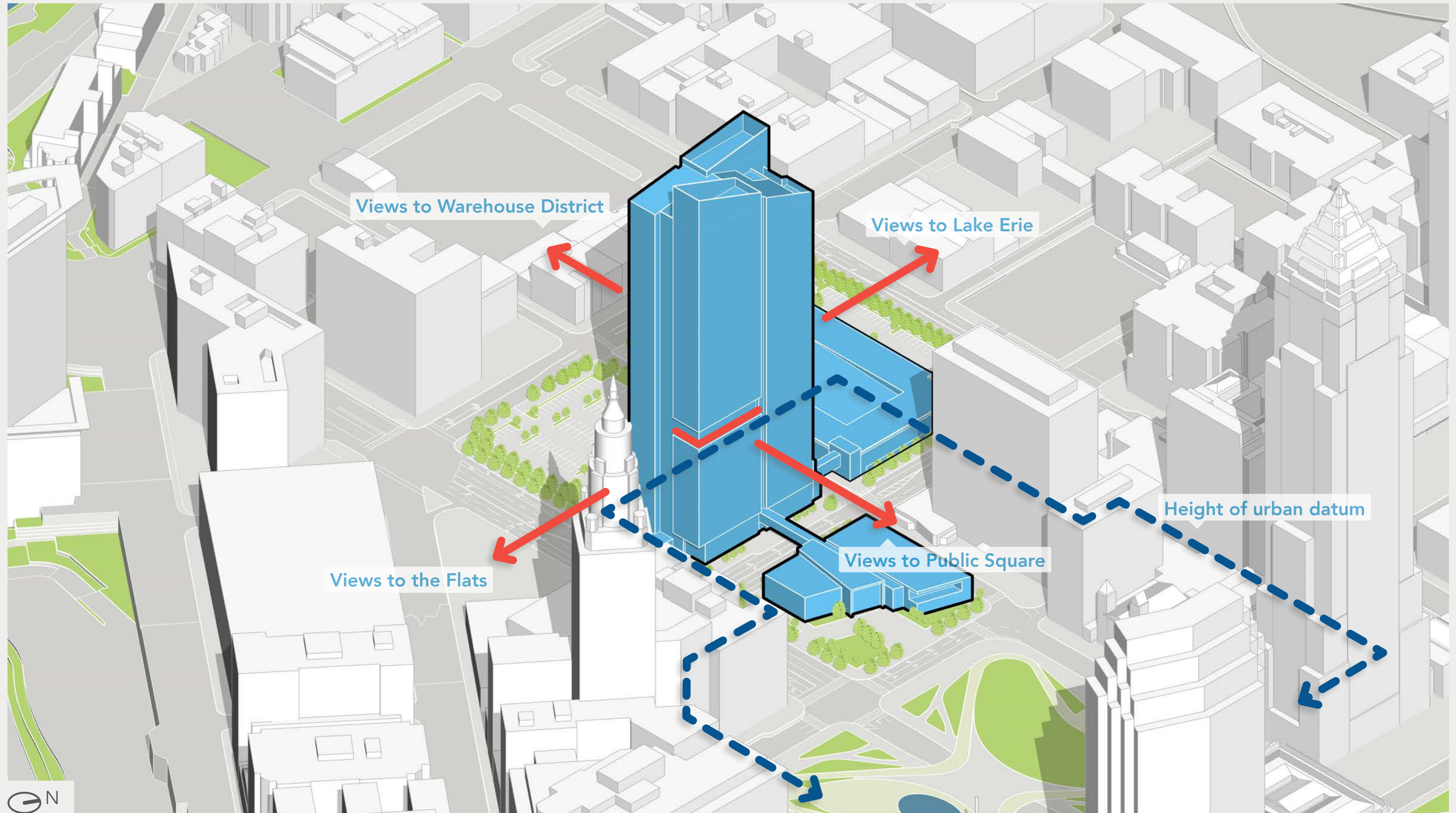
Tower Concept - Design Step 2



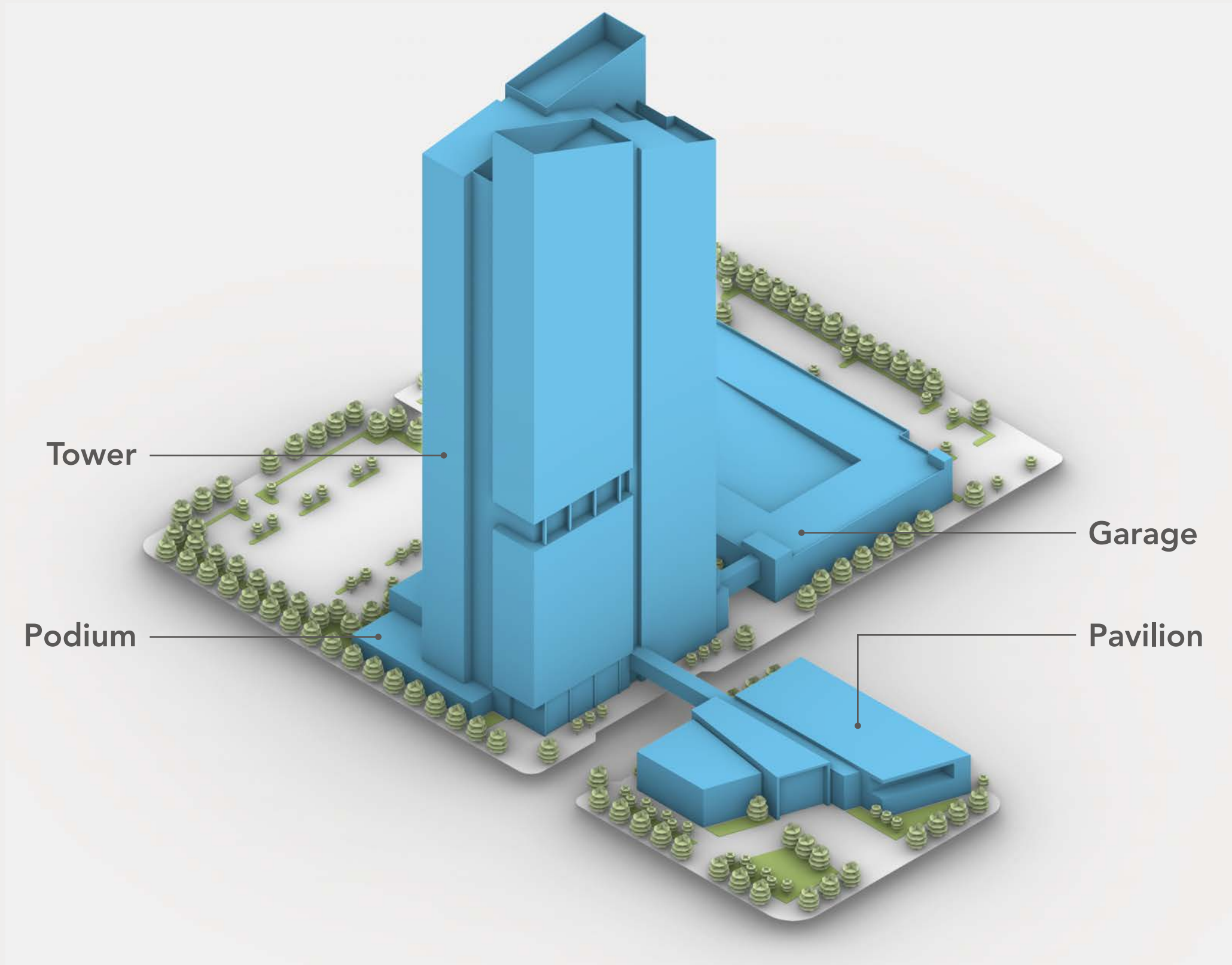
Tower Concept - Design Step 3



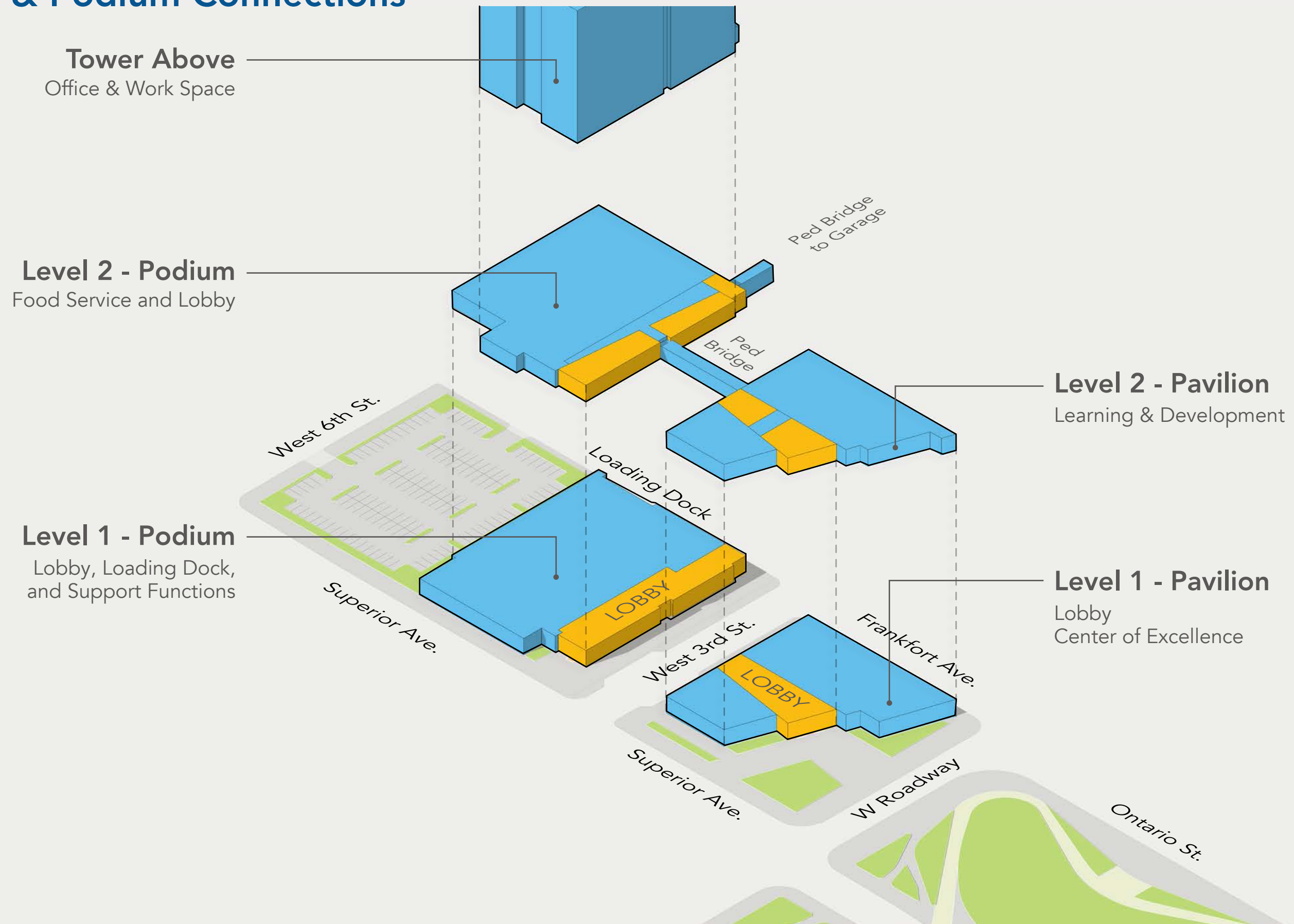
Tower Concept - Design Step 4



View from Southeast



Pavilion & Podium Connections



View to the Tower

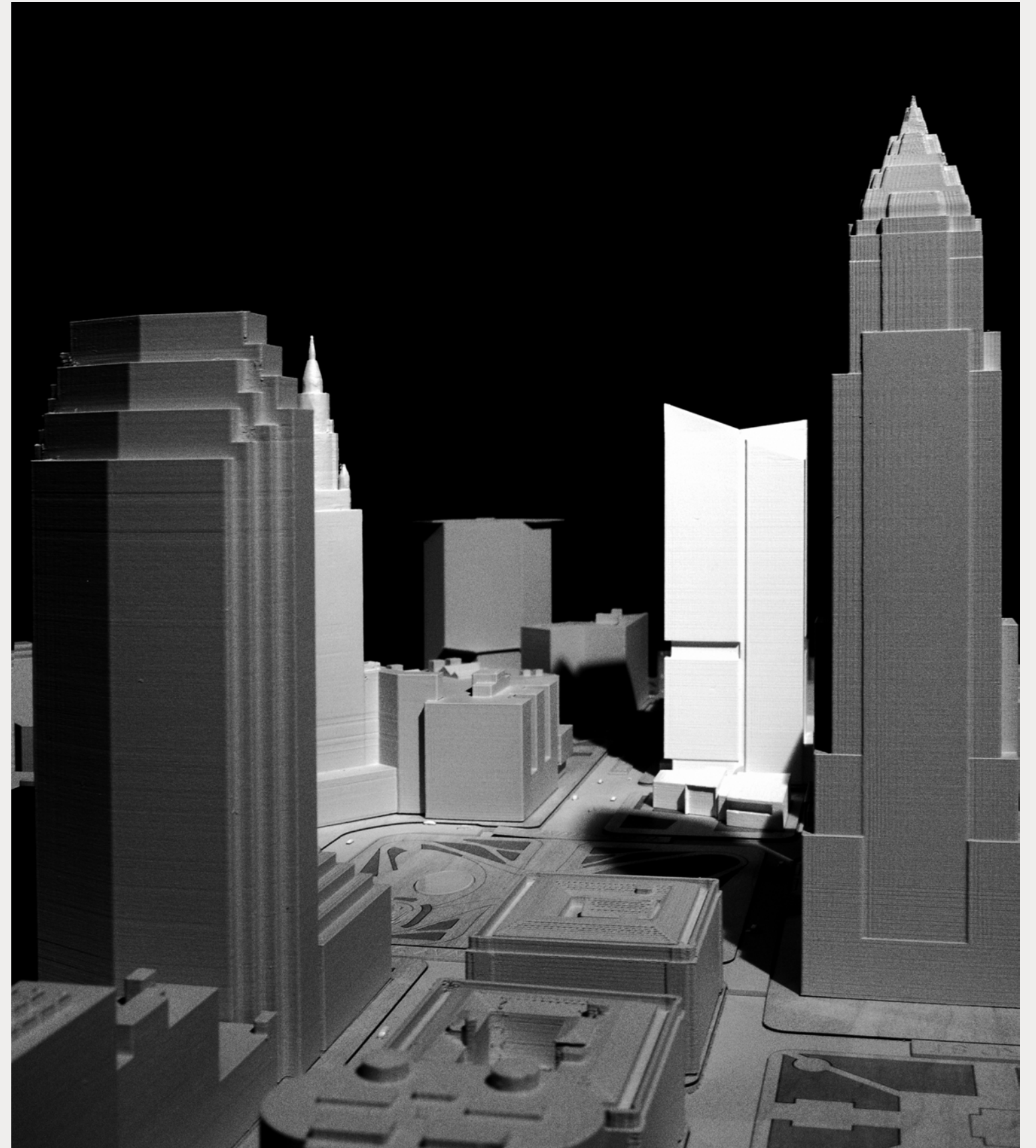
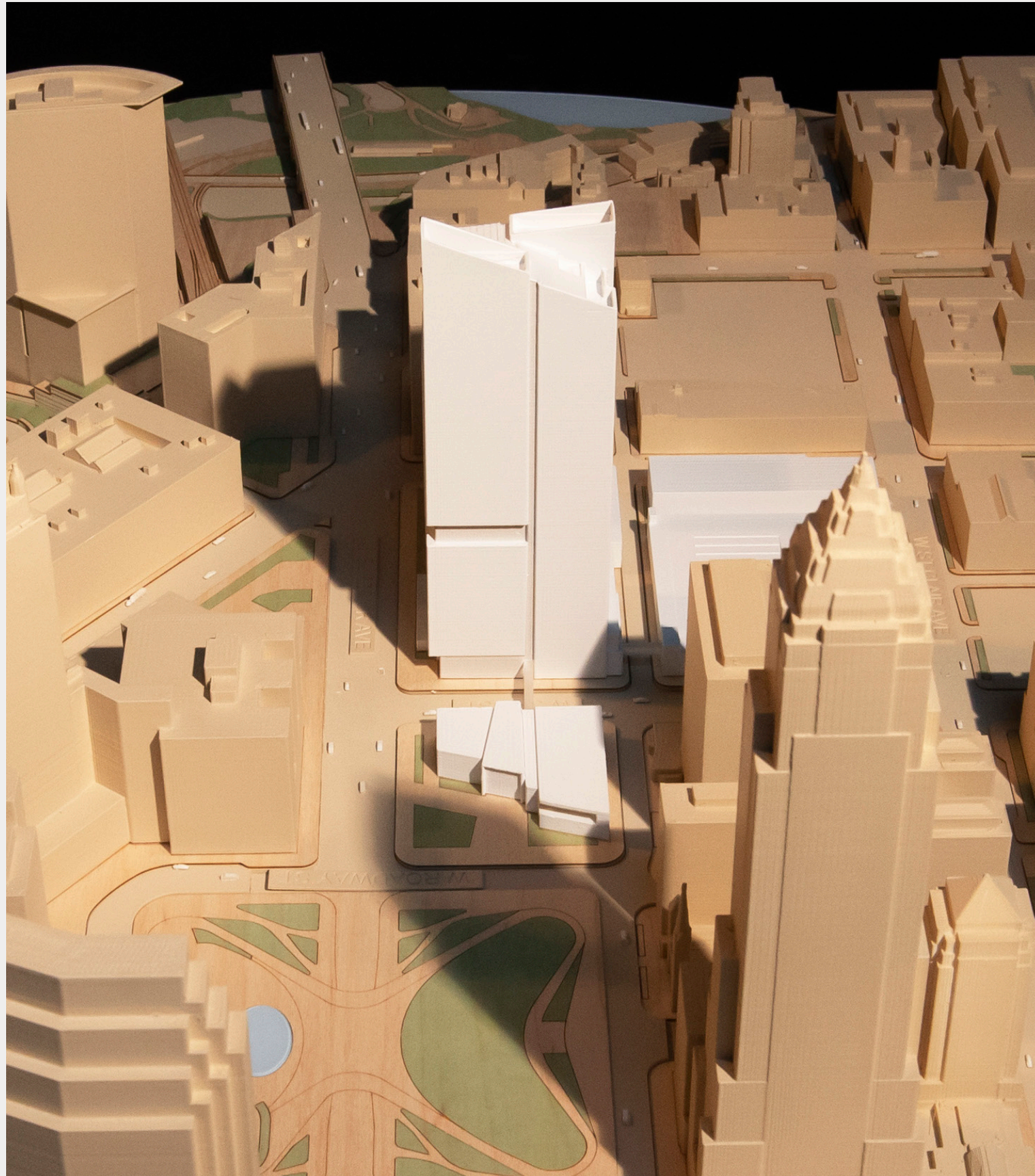


View from Cleveland Memorial Shoreway

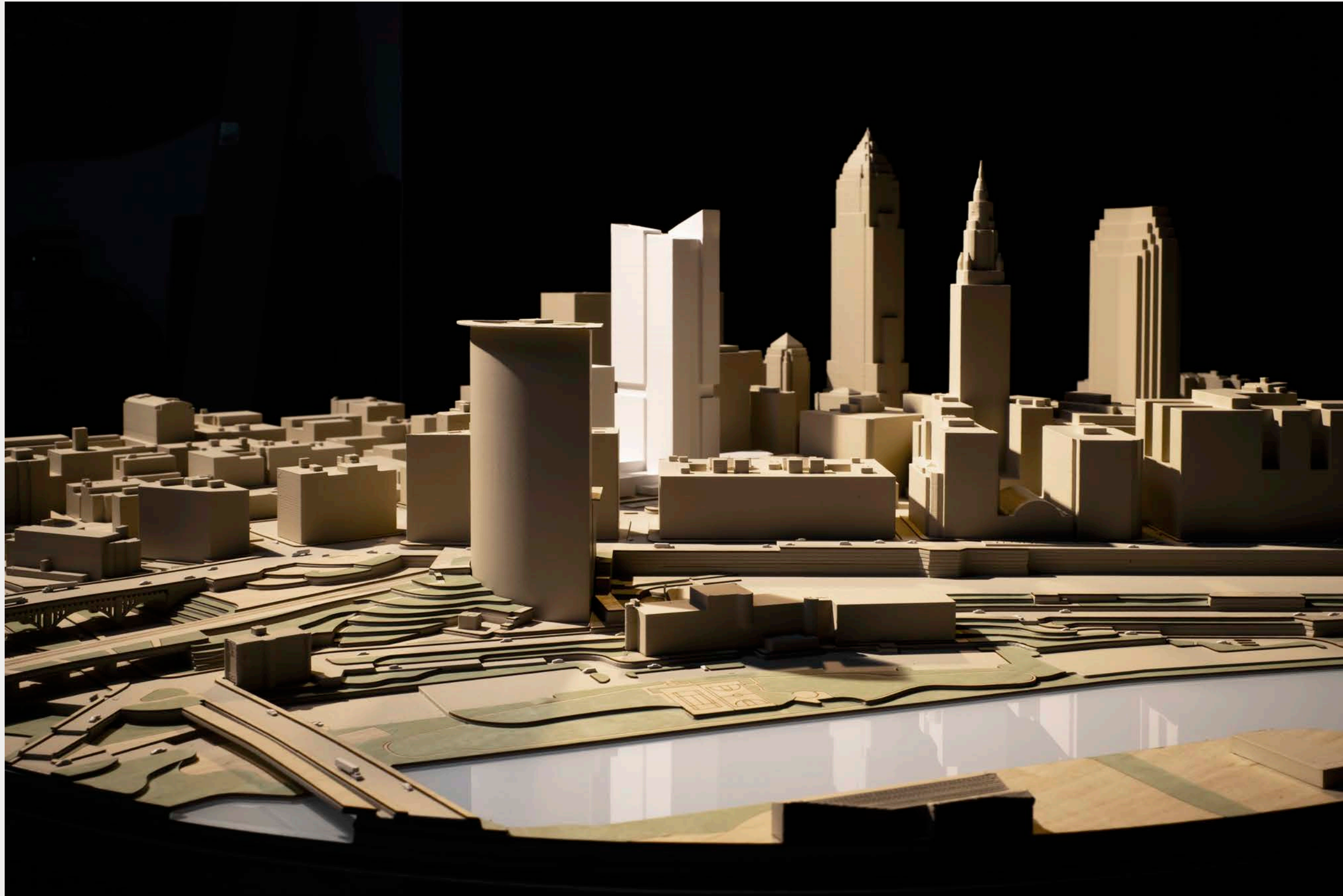
Model Photos



Model Photos



Model Photos



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APPENDIX

Building Our Future

Sherwin-Williams currently operates out of a 90-year-old headquarters building that, while serving us well for decades, is no longer able to meet the needs of our 21st century, growing workforce. In 2019, we launched a national search to find the right location for both a new global headquarters and a new R&D facility.

After working very closely with numerous partners here in Northeast Ohio, including the City of Cleveland, Sherwin-Williams decided to build our new global headquarters in Downtown Cleveland just west of Public Square between Saint Clair Avenue and Superior Avenue. The new facility will be approximately 1,000,000 square feet in size and will eliminate several long-term parking lots, updating the look of the historic/iconic Public Square and the neighboring Warehouse District.

This project, known now as the Building Our Future (BOF), provides Sherwin-Williams the best long-term opportunity to serve customers and retain and attract employees while investing in the economic future of Cleveland, Northeast Ohio and its people. The Company plans to create a workplace environment that further ignites creativity, collaboration and industry-leading innovation. In addition, the new headquarters site plans offer more opportunities to celebrate the Sherwin-Williams brand, act as a catalyst for future development in and around its new campus and support secure employee parking.

Building our new global headquarters in Downtown Cleveland was important to the Company. It allows Sherwin-Williams to build upon our 155-year legacy as one of the City's top employers and drivers of economic activity, as well as community supporters. It also reflects our confidence in the strength of the City and its people.

Sherwin-Williams plans to invest more than \$300 million to build its new headquarters that will house more than 3,100 employees. Our public and private partners estimate significant positive economic impact in Cleveland and the State of Ohio driven by jobs, payroll, tax revenue, incremental jobs created by companies supplying goods on the projects, and the recirculation of wages throughout the regional economy. The City of Cleveland estimates that when the buildings are completed and occupied, the Cleveland Metropolitan School District schools will receive approximately \$4 million in additional annual revenue from Sherwin-Williams.

Sherwin-Williams has been and will continue to be a proud supporter of our local communities. We are committed to and value inclusion, diversity and equity (ID&E) in our workforce. This ID&E commitment is being extended to our BOF project. We have been working proactively with the city, community leaders and trade partners to ensure this project positively impacts the local economy by providing workforce opportunities for the community. This includes awarding contracts to minority-owned and female-owned businesses, as well as small businesses. For the global headquarters project, we plan to meet the standard set forth in Cleveland's Fannie Lewis Law. The Company continues to explore in collaboration with our partners how we can apply our ID&E approach to a broad spectrum of project activities.

In line with today's conceptual design submission, the current plans are to break ground no later than fourth quarter of 2021 with an expected transition to the new facilities by the end of 2024.

Sherwin-Williams Headquarters

Three blocks in the heart of downtown Cleveland, between Superior and St. Clair Avenues, and between West Roadway and West 6th Street will be transformed into the new Headquarters campus for Sherwin-Williams. Their program includes a learning and development Pavilion to be located on the Jacob's block directly fronting Public Square; an office Tower sited prominently on the corner of Superior Avenue and West 3rd Street on the Weston South block; a Garage facing West 3rd Street on the Weston North block; and space dedicated for future expansion and development on both of the Weston blocks. Sherwin-Williams has applied to vacate Frankfort Avenue between West 3rd and West 6th Streets to transform the block into a limited vehicular access drive serving the Garage and loading dock, while maintaining pedestrian access by the use of sidewalks and landscaping.

Sherwin-Williams hosts thousands of visitors annually at their Headquarters. The new Pavilion and visitor lobby will create a welcoming presence at the pedestrian scale, with entrances facing Public Square and West 3rd Street, and landscaped plazas complementing Public Square. The Jacobs block has a prime connection to Public Square, transit, and hotels, and great views to and from major corporate and civic neighbors. The Pavilion will promote the Sherwin-Williams brand in the heart of Downtown Cleveland.

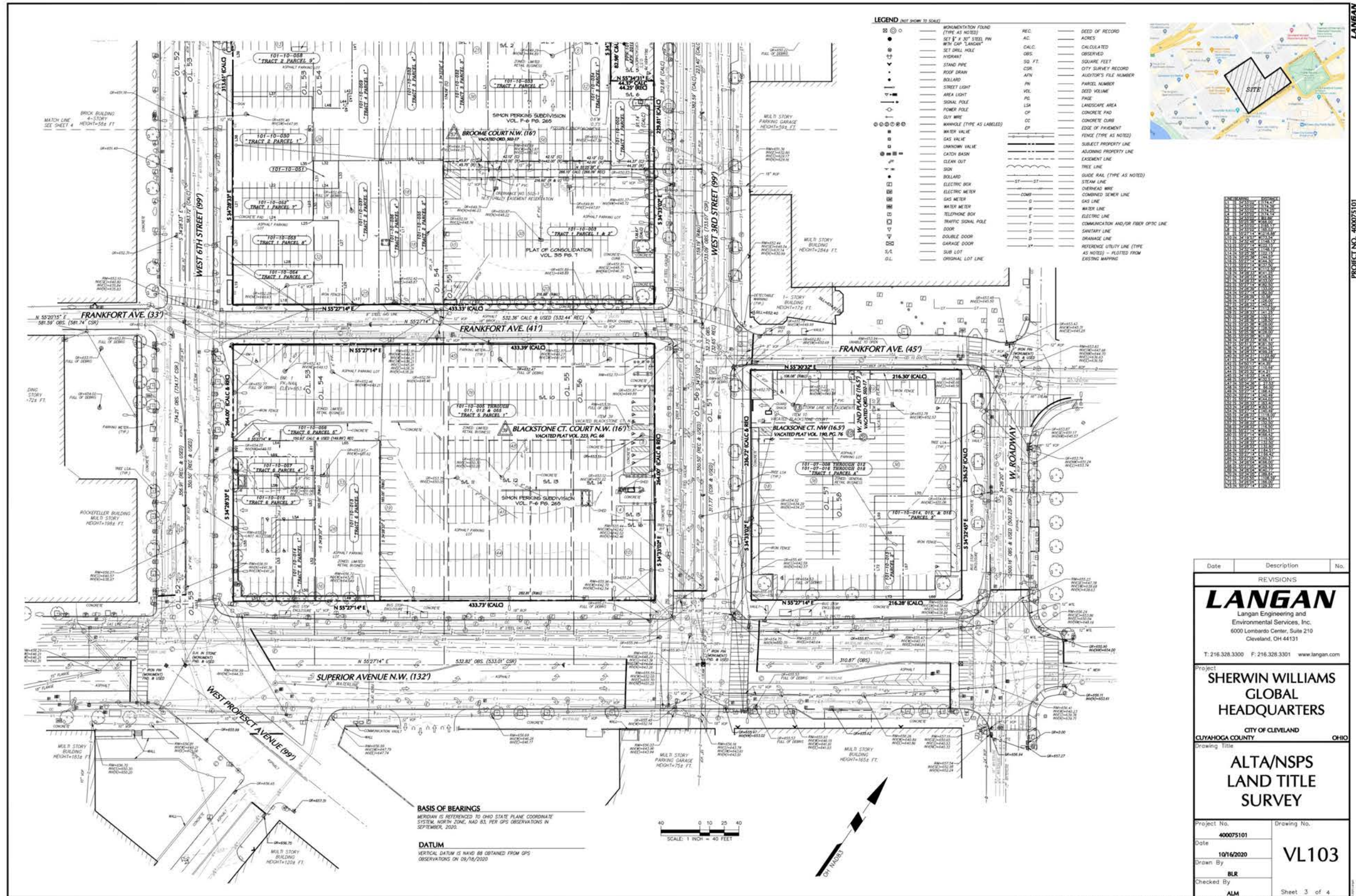
The approximately 36-story Headquarters Tower will be a prominent addition to Cleveland's skyline. The primary employee entrance and double-height lobby will face West 3rd Street. The second and third levels will house employee amenities with roof terraces overlooking Superior Ave. The approximately 29,000 SF office tower floorplates will provide state of the art flexible workspace for more than 3,000 employees. Service access to the Headquarters campus will be from the vacated Frankfort Avenue drive.

The West 3rd Street pedestrian bridge provides a necessary link between the Tower and Pavilion for employee workday access, as well as delivery of food and services, and mechanical connections.

The new Garage will provide parking for approximately a quarter of Sherwin-Williams employees. Other employees will use public transit, walk or bike to work, or continue to park in current parking facilities downtown. The 3rd Street facade will include street-level retail liner and an elevator/stair lobby. The four parking levels above grade will be naturally ventilated. Cars will enter from the vacated Frankfort Avenue and exit onto West 3rd Street. The Garage will connect to the Tower via a pedestrian bridge across the vacated Frankfort Avenue.

The Garage footprint has been designed so the balance of the Weston North block supports future development complementing the uses and scale of the Warehouse District, such as a low-rise commercial/retail building facing West 6th Street, and residential buildings fronting on St. Clair Avenue. Anticipating growth, Sherwin-Williams will reserve the western portion of the Weston South block for future headquarters expansion contiguous to the new Tower. The initial build-out of these expansion/development sites will provide newly-constructed surface parking on both of the Weston blocks.

Existing Conditions Survey Part 1 of 2



Existing Conditions Survey Part 2 of 2

