Concept Design Review
1 July 2021

1. Project Summary
2. Catalyst for Growth
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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.

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CATALYST FOR GROWTH
CATALYST FOR GROWTH

Oklahoma City & Devon Energy Headquarters
CATALYST FOR GROWTH

Oklahoma City & Devon Energy Headquarters

2012
OKLAHOMA CITY
OK
Devon Energy Center

2021
OKLAHOMA CITY
OK
Devon Energy Center

NEW DEVELOPMENT
CATALYZED BY
DEVON ENERGY CENTER
Milwaukee & Northwestern Mutual Headquarters
CATALYST FOR GROWTH

Milwaukee & Northwestern Mutual Headquarters

2017
MILWAUKEE WI

2021
MILWAUKEE WI

Northwestern Mutual

NEW DEVELOPMENT CATALYZED BY NORTHWESTERN MUTUAL
CATALYST FOR GROWTH

City of Richmond & Dominion Energy Headquarters
CATALYST FOR GROWTH

City of Richmond & Dominion Energy Headquarters

NEW DEVELOPMENT CATALYZED BY DOMINION ENERGY
SITE & CONTEXT
SITE & CONTEXT

Sherwin-Williams Headquarters Site
SITE & CONTEXT

Public Square Relationship

- Warehouse District
- Weston North Site
- Vacated Frankfort Ave.
- Weston South Site
- Jacobs Site
- Frankfort Ave.
- Public Square
- Rockwell Ave.
- Superior Ave.
- West Roadway

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PROPERTY OF THE SHERWIN-WILLIAMS COMPANY | Page 15
SITE & CONTEXT

Warehouse District Relationship
SITE & CONTEXT

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
SITE & CONTEXT

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
SITE & CONTEXT

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.
SITE & CONTEXT
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
CONCEPT DESIGN

Proposed Master Plan with Future Development Concept

- PARKING GARAGE
  - ±920 Cars
  - 4 Levels Above Grade
  - 1 Level Below Grade

- OFFICE TOWER
  - ±36 Stories
  - 3 Stories

- Future Residential or Retail TBD (for example 3 Stories)

- Future Commercial Retail & Office TBD (for example 3 Stories)

- Future Sherwin-Williams Expansion TBD

- 55 PUBLIC SQUARE

- ROCKEFELLER BUILDING

- ROCKEFELLER BUILDING

- Superdor Ave.

LEGEND

- Sherwin-Williams HQ
- Future Expansion TBD
CONCEPT DESIGN

Proposed Master Plan with Phase 1 Surface Parking

LEGEND

- Sherwin-Williams HQ
- Existing Curbline
- Vacated Frankfort Ave.
- Existing Curbline
- Garage Entry
- Garage Exit
- Loading Entry
- Skybridge
- 55 PUBLIC SQUARE

Map showing proposed master plan with phase 1 surface parking, including:
- Parking Garage: ±920 Cars, 4 Levels Above Grade, 1 Level Below Grade
- Office Tower: ±36 Stories
- Pavilion: 2 Stories
- Vacated Frankfort Ave.
- Superior Ave.
- St. Clair Ave.
- GILMAN BLDG.
- RETAIL LINER
- Gilman Bldg.
- Skybridge
- Lay-by
- Bollards
Proposed Phase 1 Parking Condition = +/- 1,200 spaces
- 920 Parking Garage spaces
- 135 Weston South surface parking spaces
- 145 Weston North surface parking spaces
Axonometric View of Proposed Master Plan with Future Development Concept
Axonometric View of Proposed Master Plan with Phase 1 Surface Parking
CONCEPT DESIGN

Pavilion & Podium Connections

Level 1 - Podium
- Lobby, Loading Dock, and Support Functions

Level 2 - Podium
- Food Service and Lobby

Level 1 - Pavilion
- Lobby

Level 2 - Pavilion
- Learning & Development

Tower Above
- Office & Work Space

BUILDING OUR FUTURE
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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.
HIGHRISE TOWERS IN URBAN CONTEXT
HIGHRISE TOWERS IN URBAN CONTEXT

Northwestern Mutual Tower & Commons, Milwaukee WI
HIGHRISE TOWERS IN URBAN CONTEXT

River Point, Chicago IL
HIGHRISE TOWERS IN URBAN CONTEXT

300 North LaSalle, Chicago IL
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.
APPENDIX

Existing Conditions Survey Part 1 of 2
APPENDIX
Existing Conditions Survey Part 2 of 2