SHERWIN-WILLIAMS®

BUILDING OUR FUTURE

14 September 2021

City of Cleveland Design Presentation

PICKARD CHILTON | HGA | VOCON | WELTY-GILBANE J.V.

Design Presentation Team

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Pickard Chilton, Design Architect

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Jon Ziegan
Osborn Engineering, Civil Engineer

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Nelson Nygaard, Traffic Consultant

Jereck Boss
OJB Landscape Architecture, Landscape Architect

Design Review Approvals Timeline

Design Process	Submission	Meeting
Concept	July 1, 2021	July 20, 2021
Schematic	August 31, 2021	September 14 2021
Final	November 16, 2021	November 30, 2021

*Exact dates could be subject to change and should not be considered final.

Joint Commission Conditions from 20 July 2021 Concept Review

1. Approval excludes the Northwest Block

2. Applicant to undertake a traffic study and provide the information to the Commission

3. Applicant to study the height and massing of the Pavilion

4. Applicant to study potential public access to the roof of the Pavilion

5. Applicant to undertake a circulation study for the site (pedestrian and multimodal)

6. Applicant to study and provide renderings of public realm integration at street level

7. Applicant to enhance the temporary (interim) lots on Frankfort with increased landscaping

8. That the design of the Skybridge is treated as a primary architectural element

Community Review and Feedback

On August 9 and 10, Sherwin-Williams hosted 2 days of Community review and feedback sessions with the following groups:

- Building managers and business owners
- Downtown residents
- Developers and building owners
- Travel and leisure

Additionally, Sherwin-Williams has engaged in ongoing “Advisory Group” meetings made up of representatives from key, local organizations with a strong interest in the Building Our Future project.

Community Review and Feedback

Common themes from these sessions were:

Pedestrian Experience

- Frankfort should be a safe walking experience reflecting current downtown activities such as incorporating cars, pedestrians and truck deliveries. Frankfort does not need to be a pedestrian-only street.
- Integrate color into the campus through landscaping/branding/lighting/painted streets or parking areas.
- Add art/color or something “fun” to the pedestrian experience on Frankfort.
- Lighting is extremely important to | promote safety.

Retail Strategy

- The epicenter of retail in the Warehouse District should be W. 3rd St. and St. Clair.
- Retail on Frankfort will not survive, locate it where it will be more successful which is on W. 3rd St.
- 30% of downtown retail spaces are vacant/another 20% are “shadow” vacant (out of business but not on the market).
- Downtown lacks access to basic amenities, such as, finding a belt, socks, etc. Significant need for convenience retail offerings.
- St. Clair should be residential development; retail should be on West 3rd St.
- W. 3rd St. is a tough pedestrian experience. Make the retail in the parking garage a good pedestrian experience.

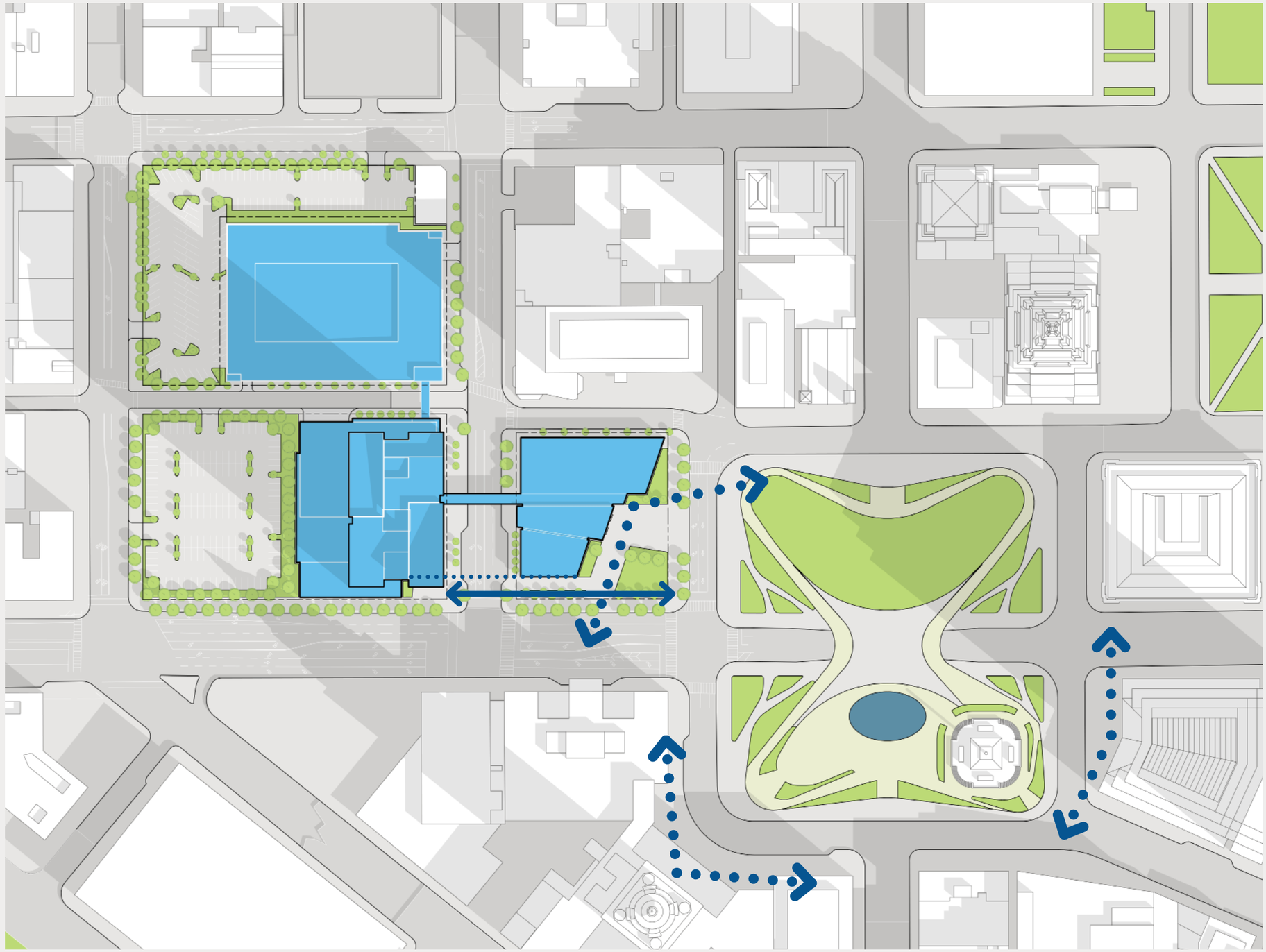
Garage Facade / Skybridges

- The skybridge should be an extension of the character of the building.
- Make it simple and as “transparent” as possible. Avoid imposing on the street below.
- The garage façade (on W.3rd St.) should look like a part of the overall building.
- Integrate the garage façade with the office tower, it is part of “one” campus.
- Introduce lighting or branding to the skybridge to make it interesting.

HEADQUARTERS CAMPUS

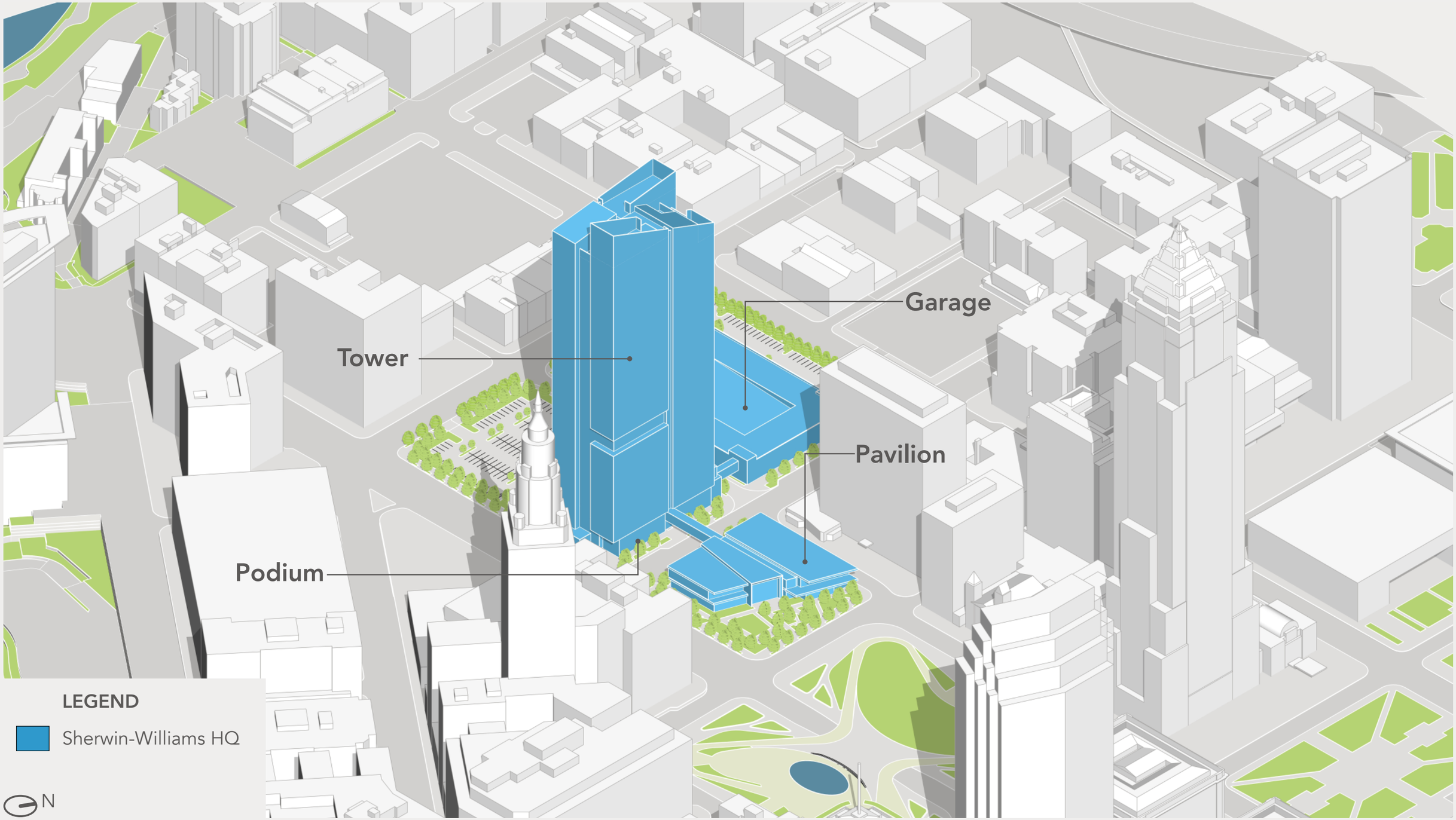
Orientation to and from Public Square

- Pavilion mass is shifted away from Superior in order to visually connect the Tower to Public Square.
- Pavilion opens up to the center of Public Square to allow for a visible connection to the front door of the campus.

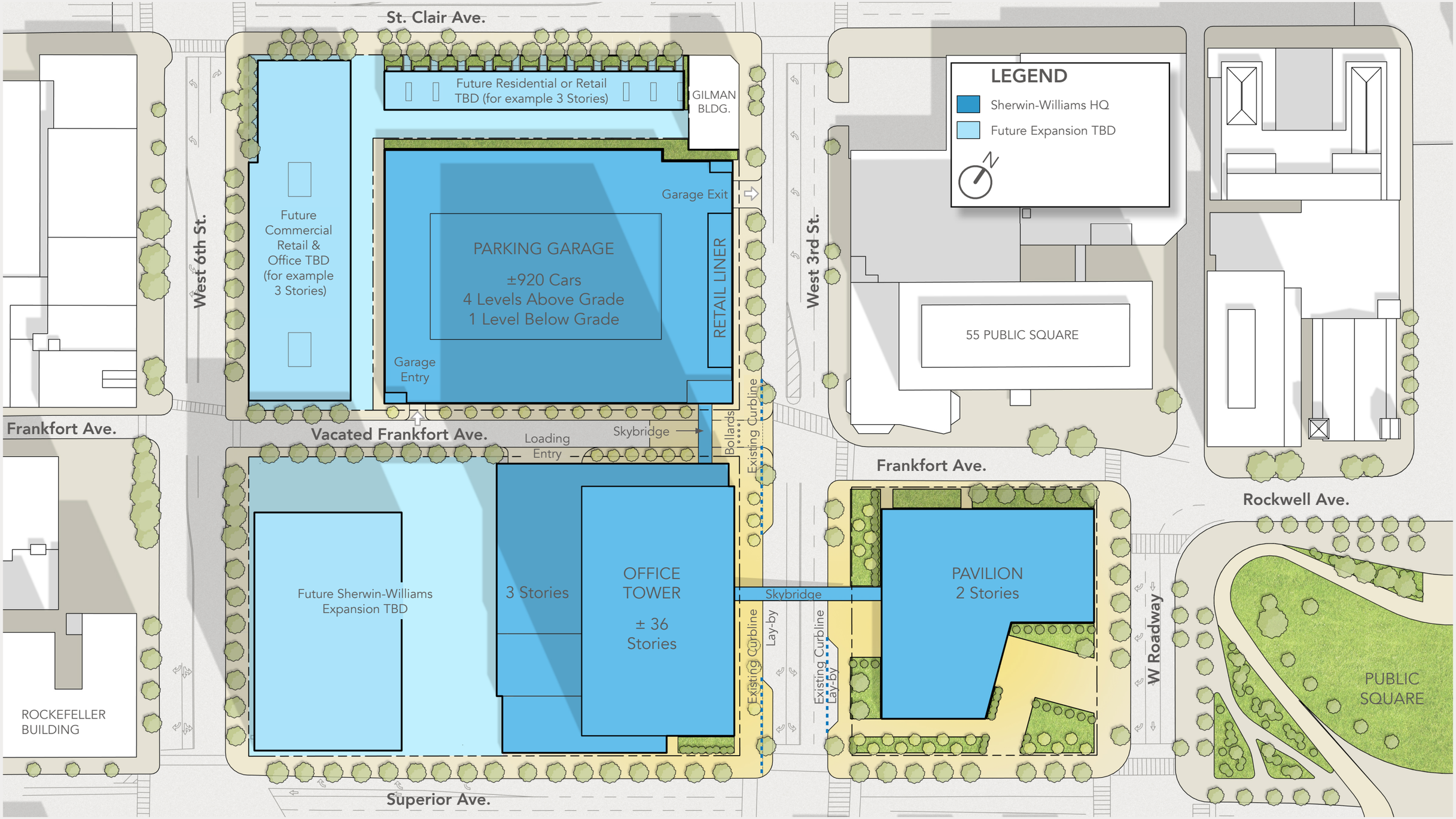


HEADQUARTERS CAMPUS

View from Southeast



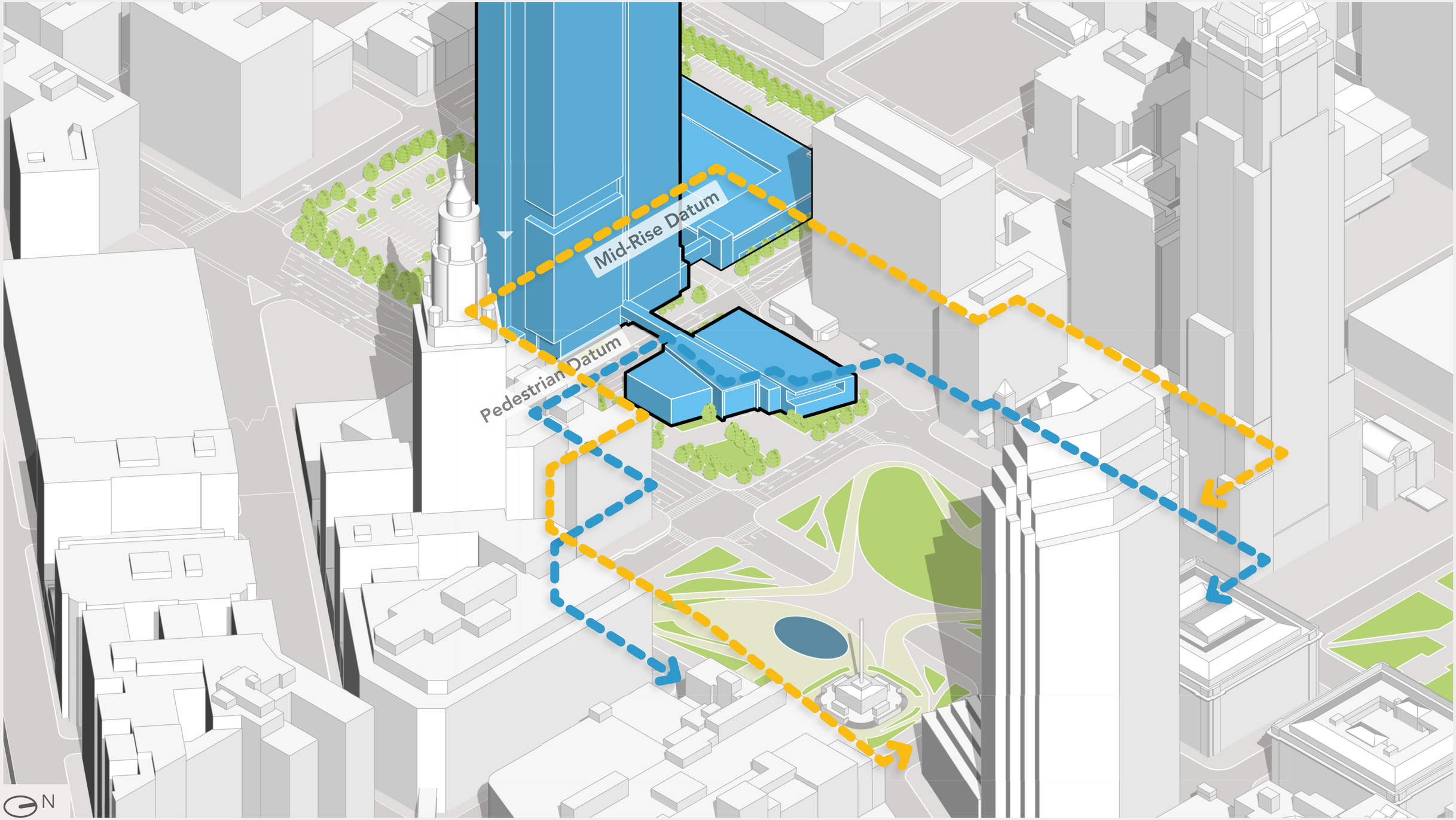
Proposed Master Plan with Future Development - Concept Phase



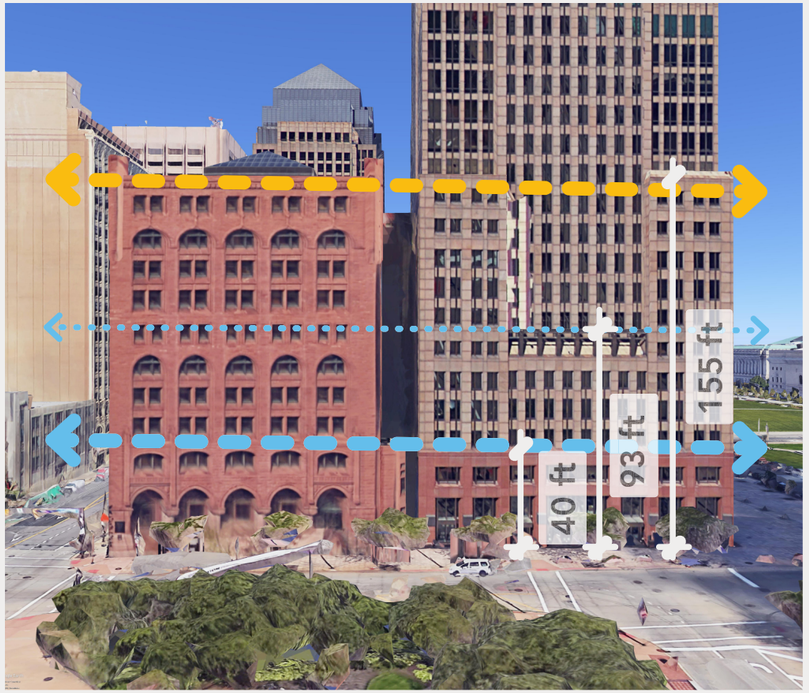
Level 1 Plan - Schematic Design

PAVILION SCHEMATIC DESIGN

Urban Context Datums



Urban Context Datums



Key Tower and Bank

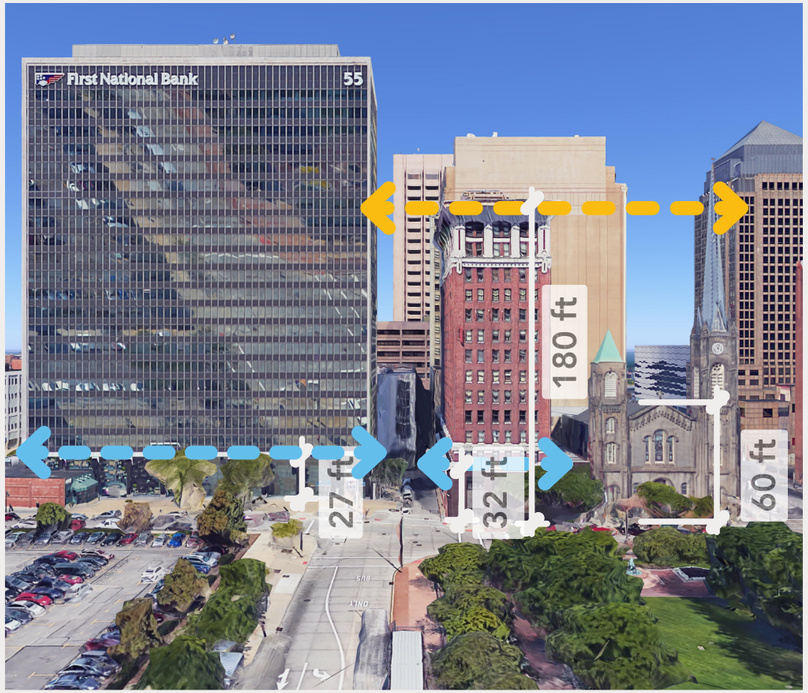
Midrise Datum approx. 155 ft.

Pedestrian Base approx. 40 ft.

Renaissance Hotel

Midrise Datum approx. 164 ft.

Pedestrian Base approx. 56 ft.



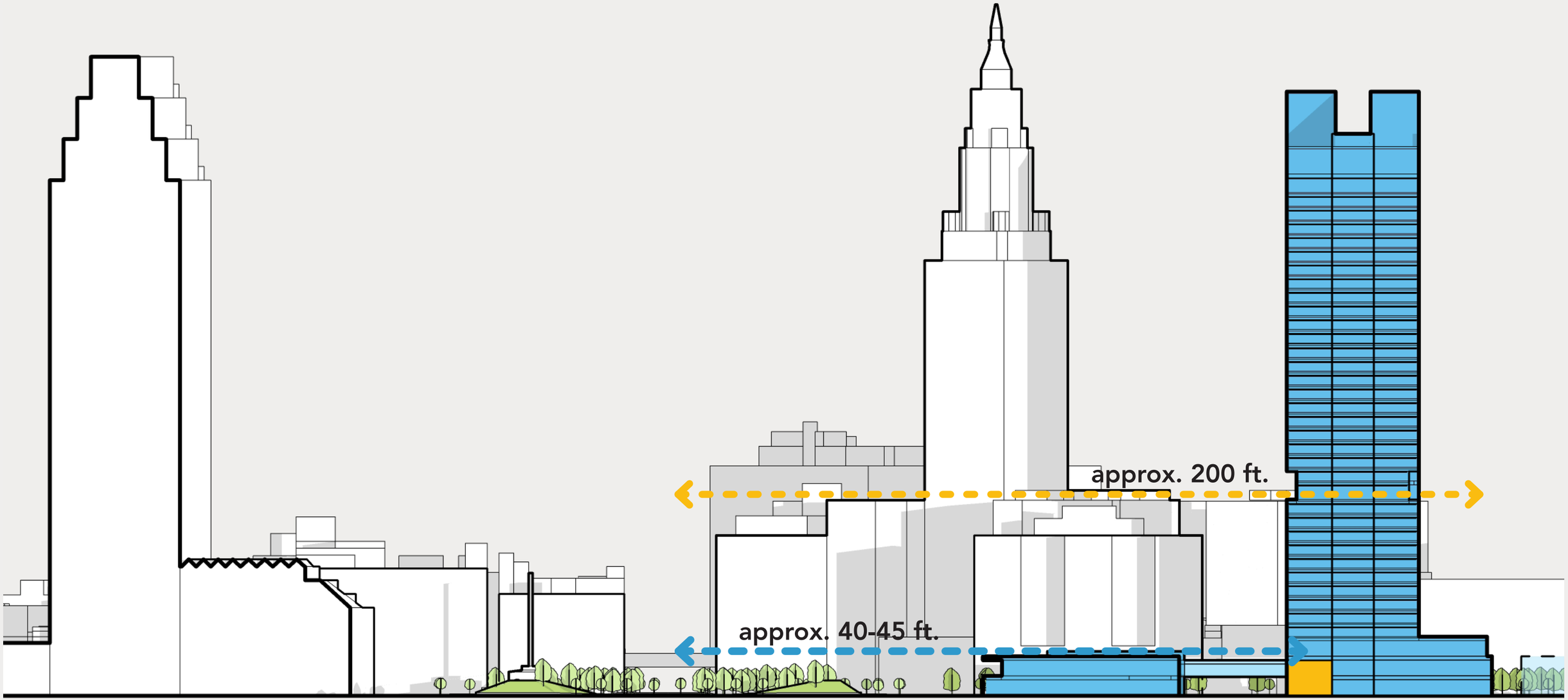
55 & 75 Public Square

Midrise Datum approx. 180 ft.

Pedestrian Bases approx. 30 ft.

Urban Context Datums

Tower Terrace Midrise Datum approx. 200 ft.
Pavilion Lobby Pedestrian Base approx. 45 ft.

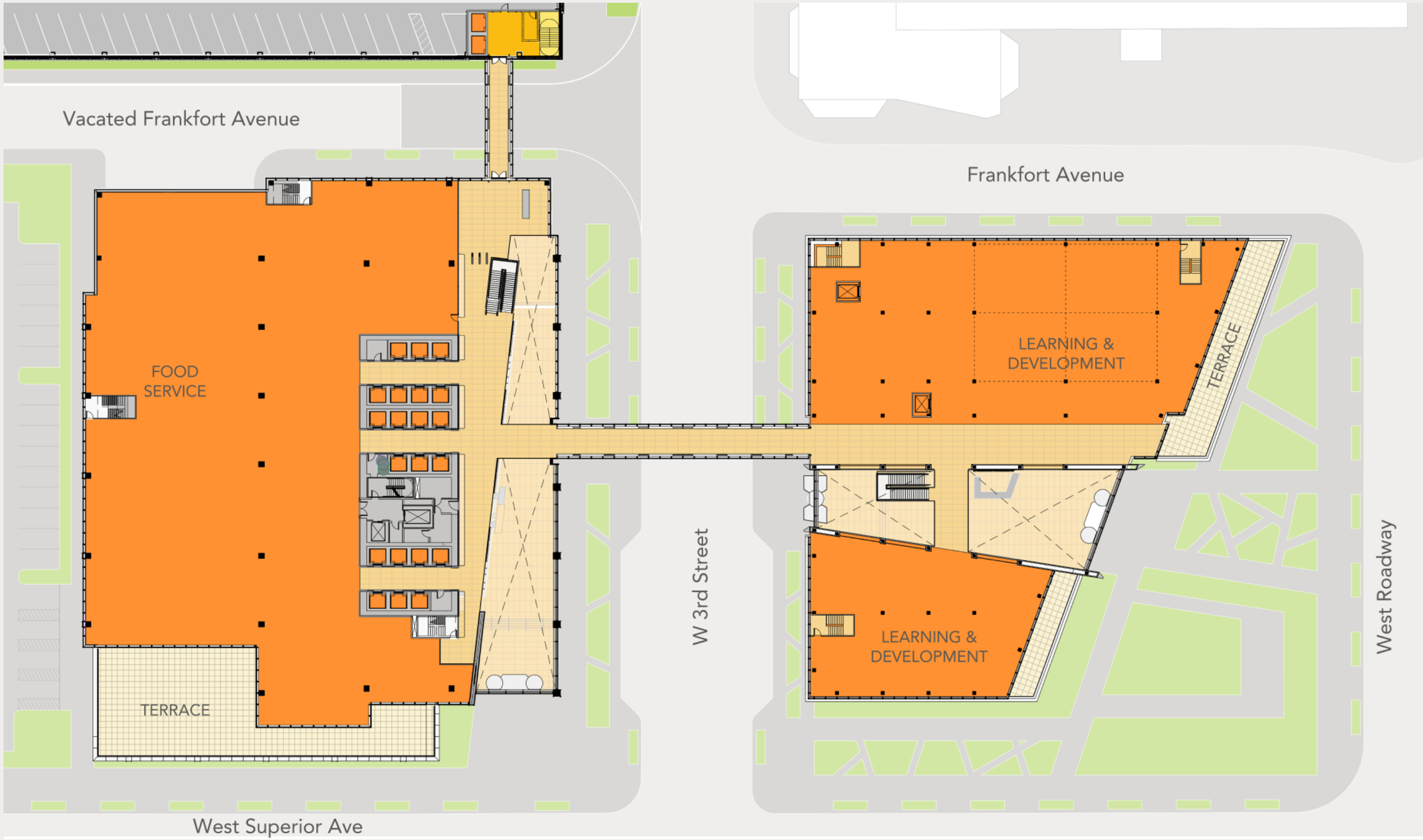


PLANS

Level 1 Plan - Pavilion and Tower

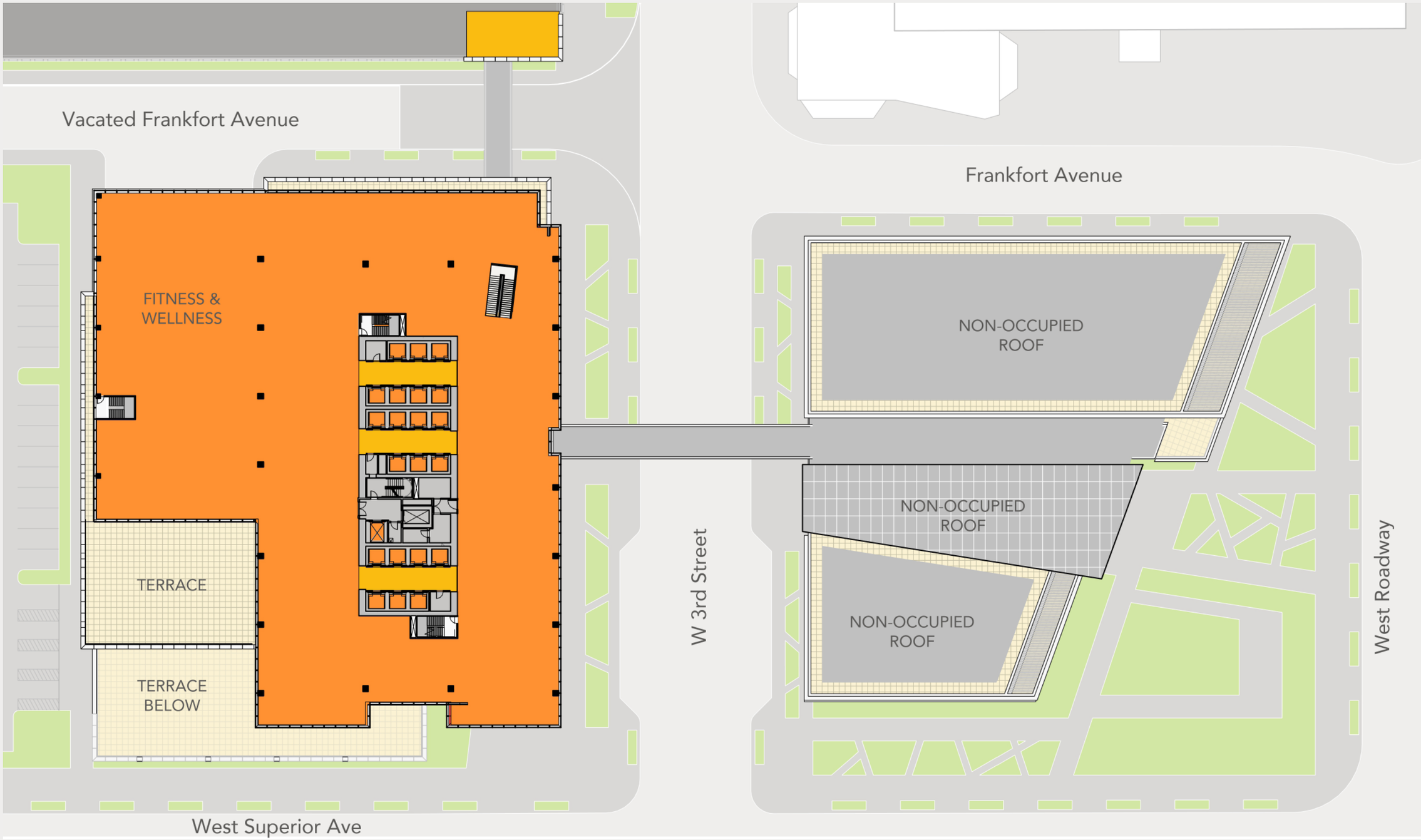
TOWER PLANS

Level 2 - Tower and Pavilion



PLANS

Level 3 Plan - Tower

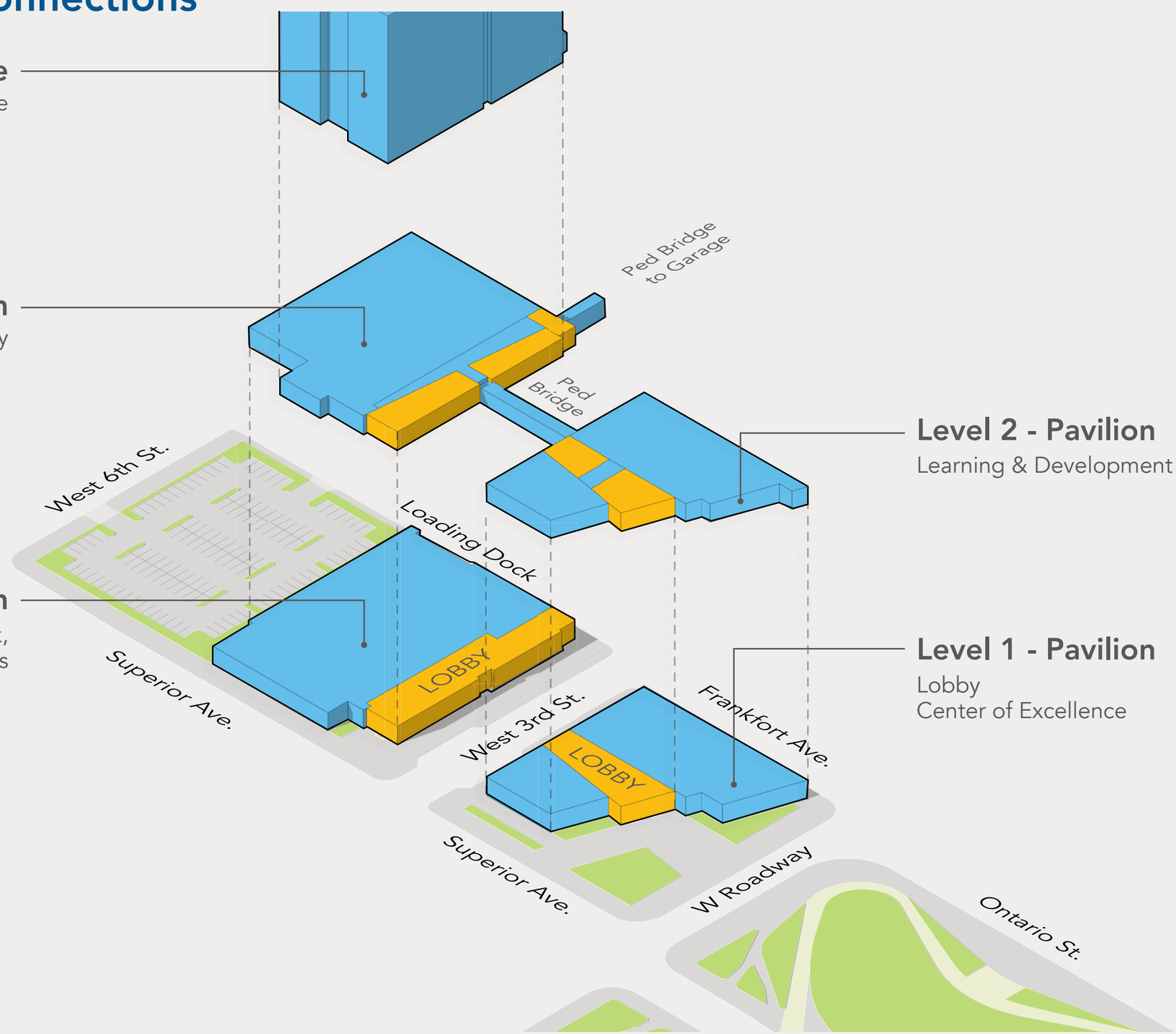


Pavilion & Podium Connections

Tower Above
Office & Work Space

Level 2 - Podium
Food Service and Lobby

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



Level 2 - Pavilion
Learning & Development

Level 1 - Pavilion
Lobby
Center of Excellence

RENDERINGS

Pavilion Lobby viewed from Public Square

RENDERINGS

Pavilion viewed from Superior Ave. near Public Square

Pavilion and Frankfort Ave. viewed from West Roadway

CLEVELAND CONTEXT MODEL

View from the East

SCHEMATIC MODEL

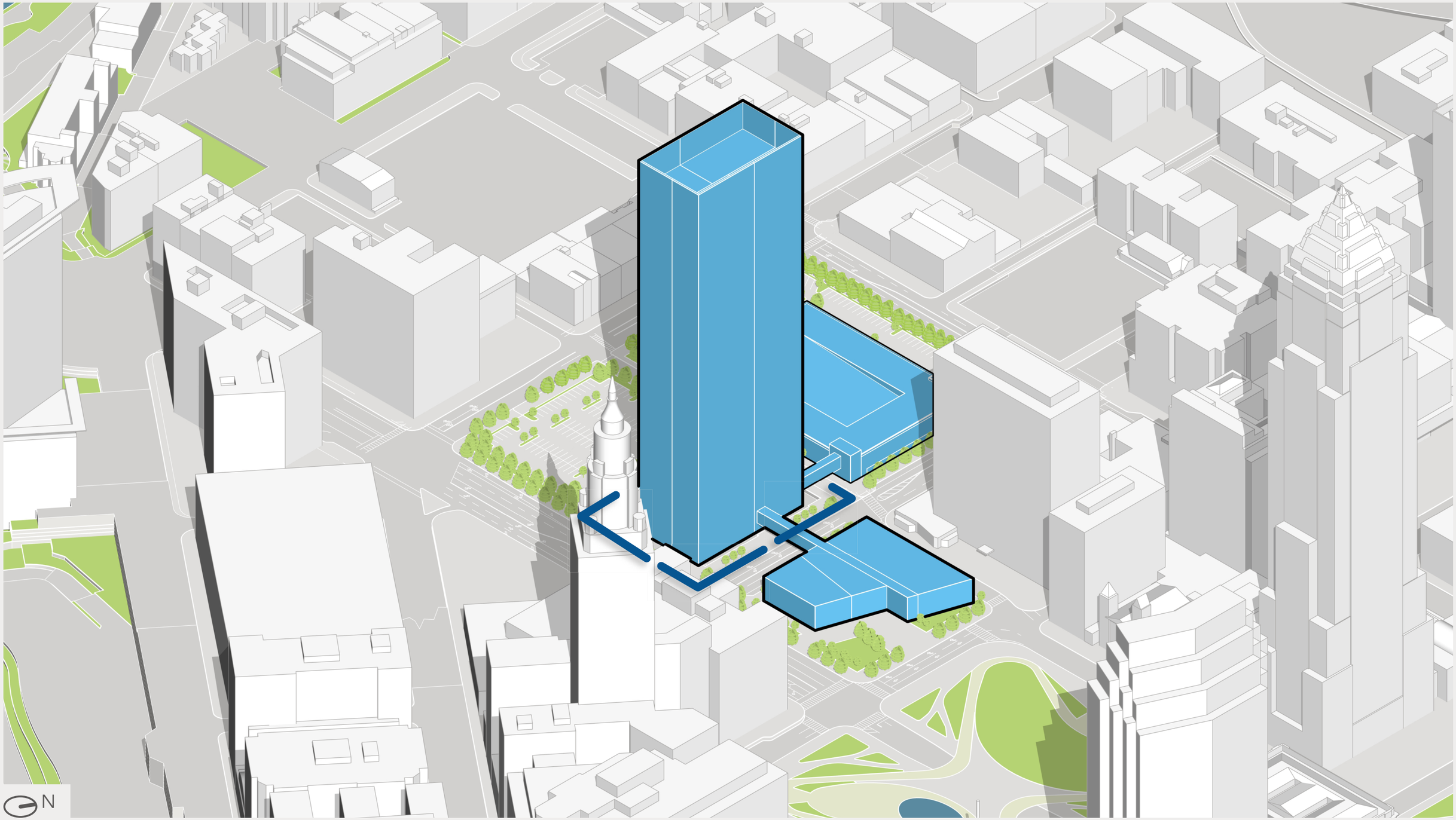
View from the Southeast

SCHEMATIC MODEL

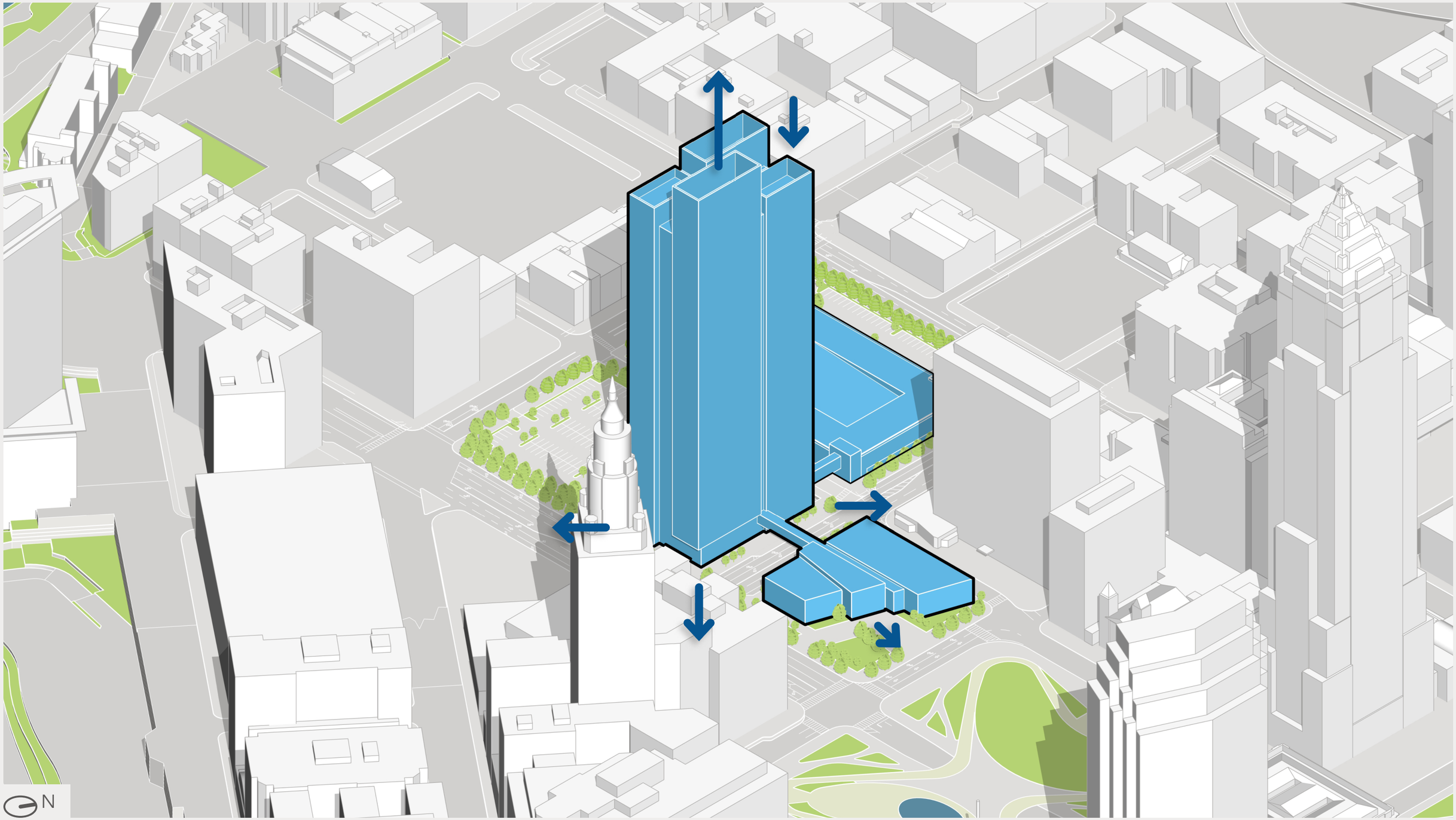
View from the South

TOWER SCHEMATIC DESIGN

Tower Concept - Design Step 1

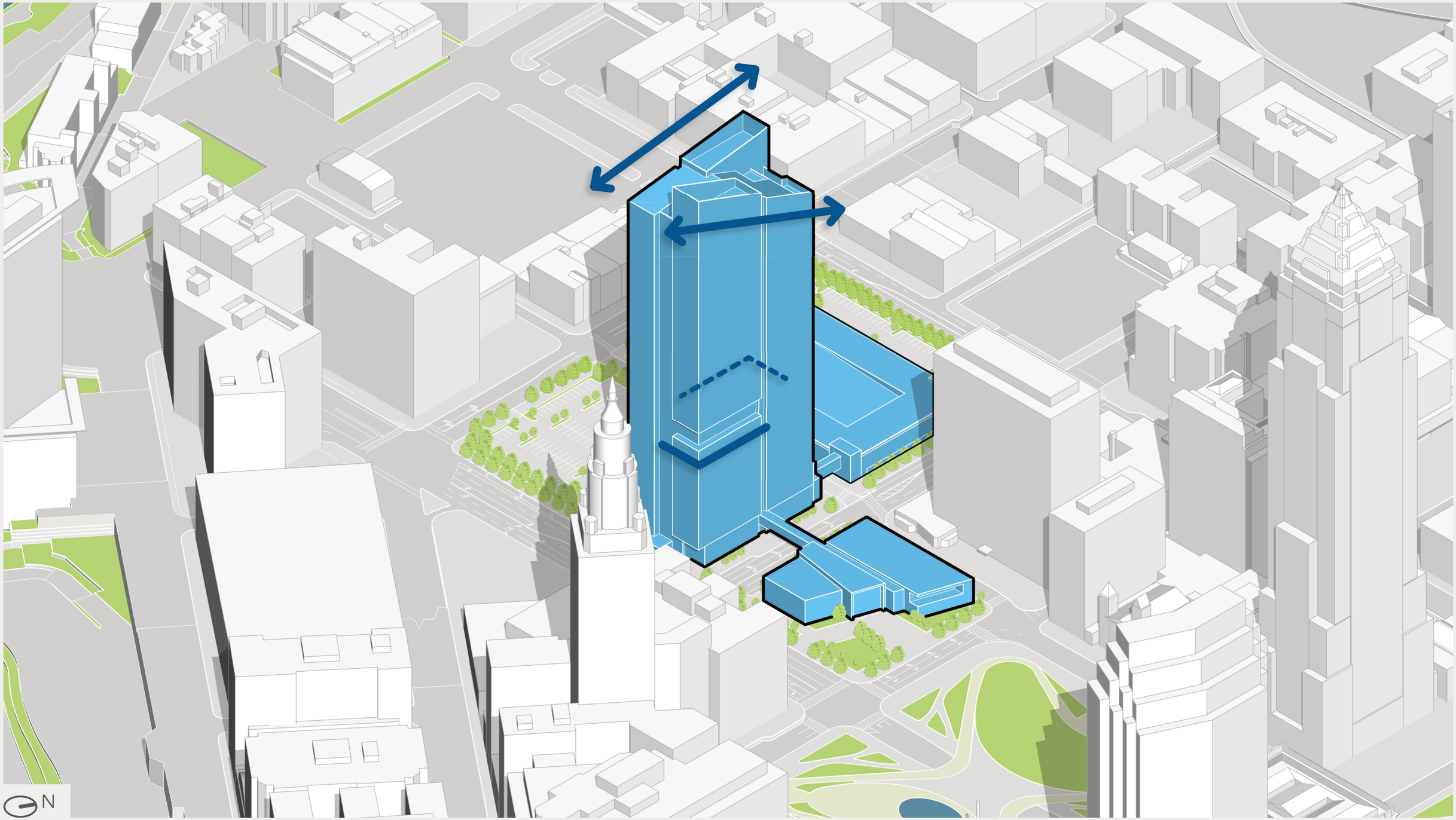


Tower Concept - Design Step 2



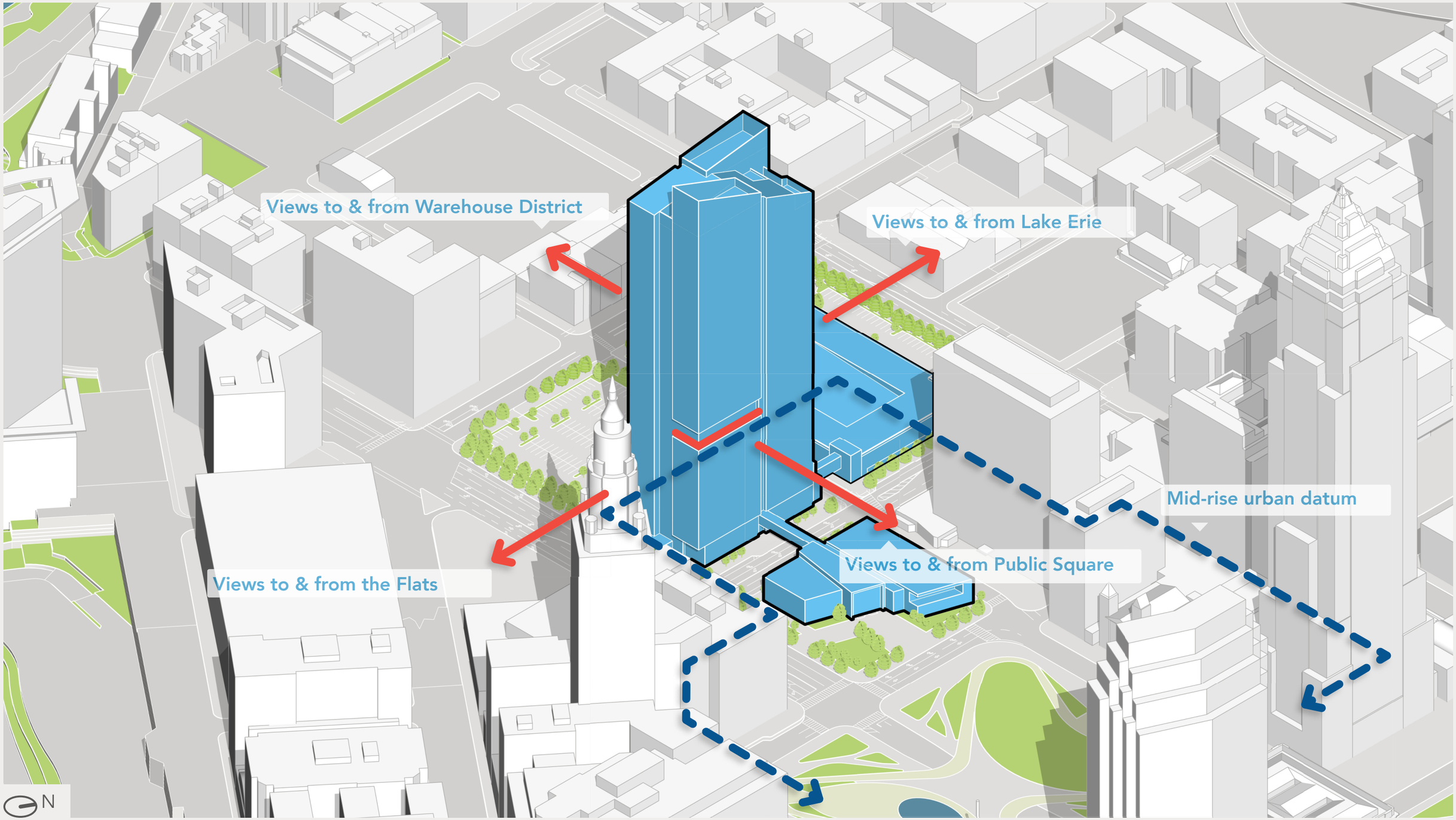
TOWER DESIGN STRATEGY

Tower Concept - Design Step 3



TOWER DESIGN STRATEGY

Tower Concept - Design Step 4



RENDERINGS

Pavilion and Tower viewed from Public Square

RENDERINGS

Tower Lobby viewed from Superior Ave. near West 3rd St.

Pavilion Lobby and Skybridge viewed from West 3rd St.

RENDERINGS

Tower Lobby and Pavilion viewed from Superior Ave. near West Prospect Ave.

RENDERINGS

View from Frankfort Ave. and West 3rd St.

RENDERINGS

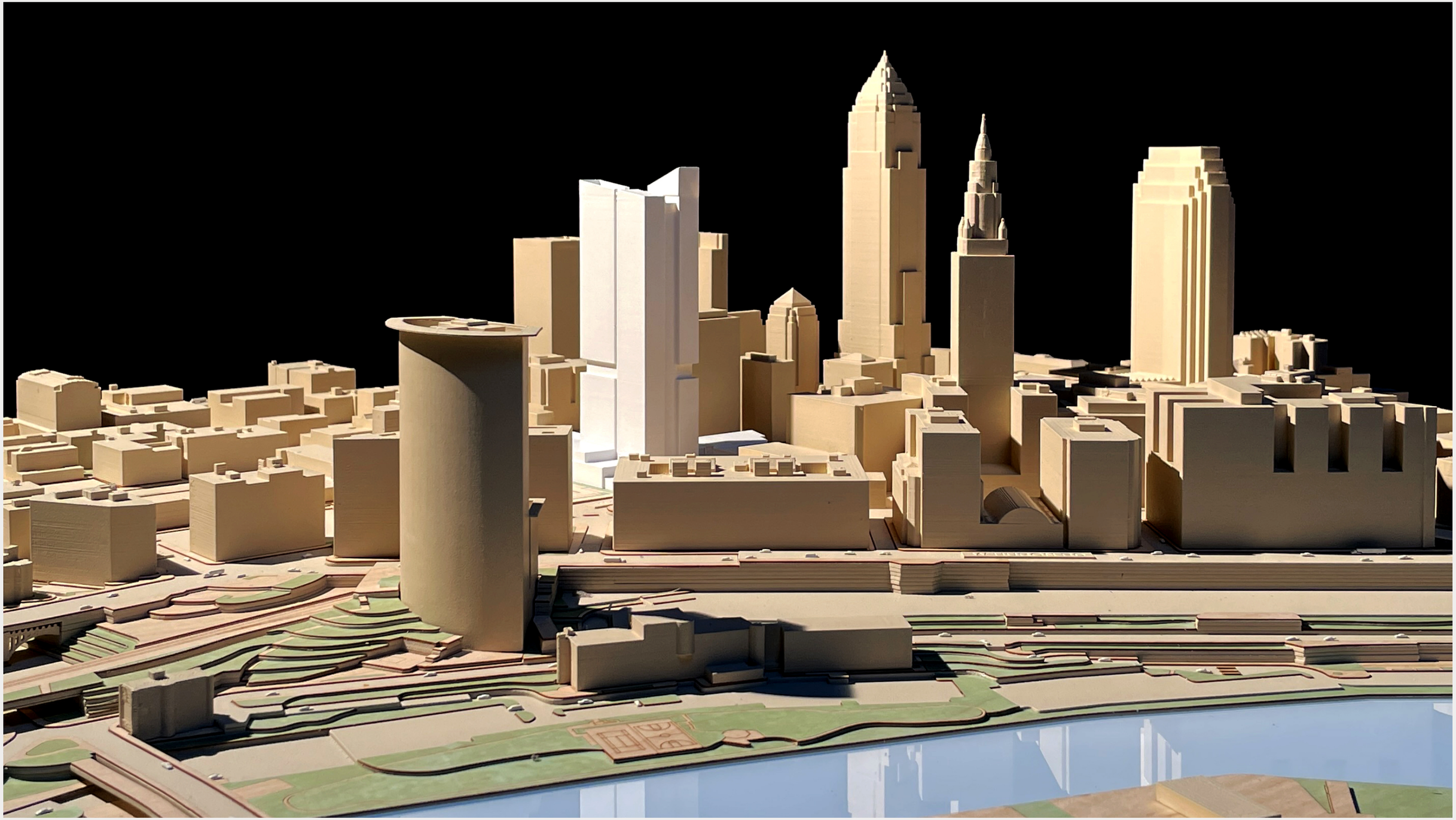
Skyline View

RENDERINGS

Skyline View

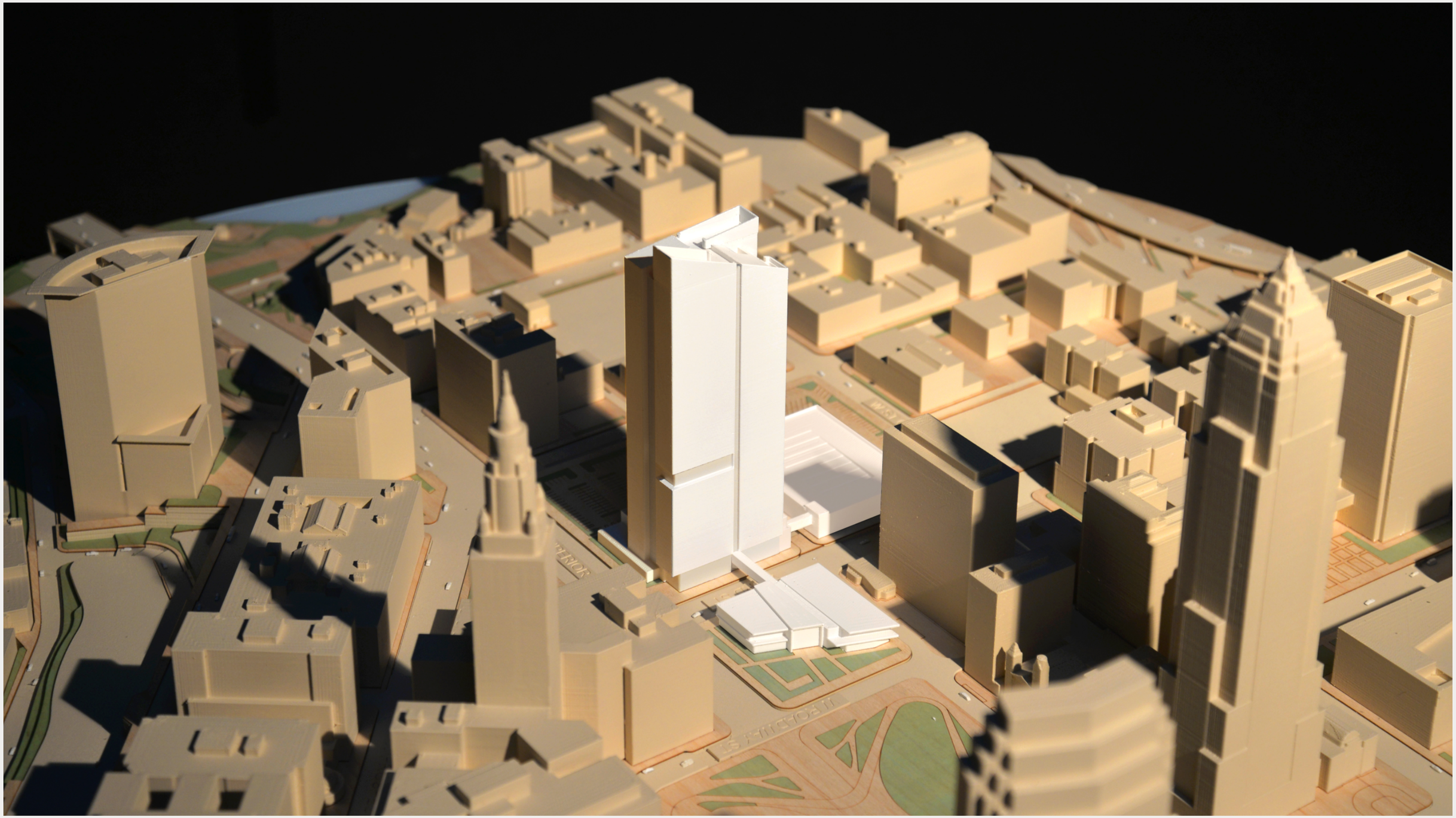
CLEVELAND CONTEXT MODEL

View from the South



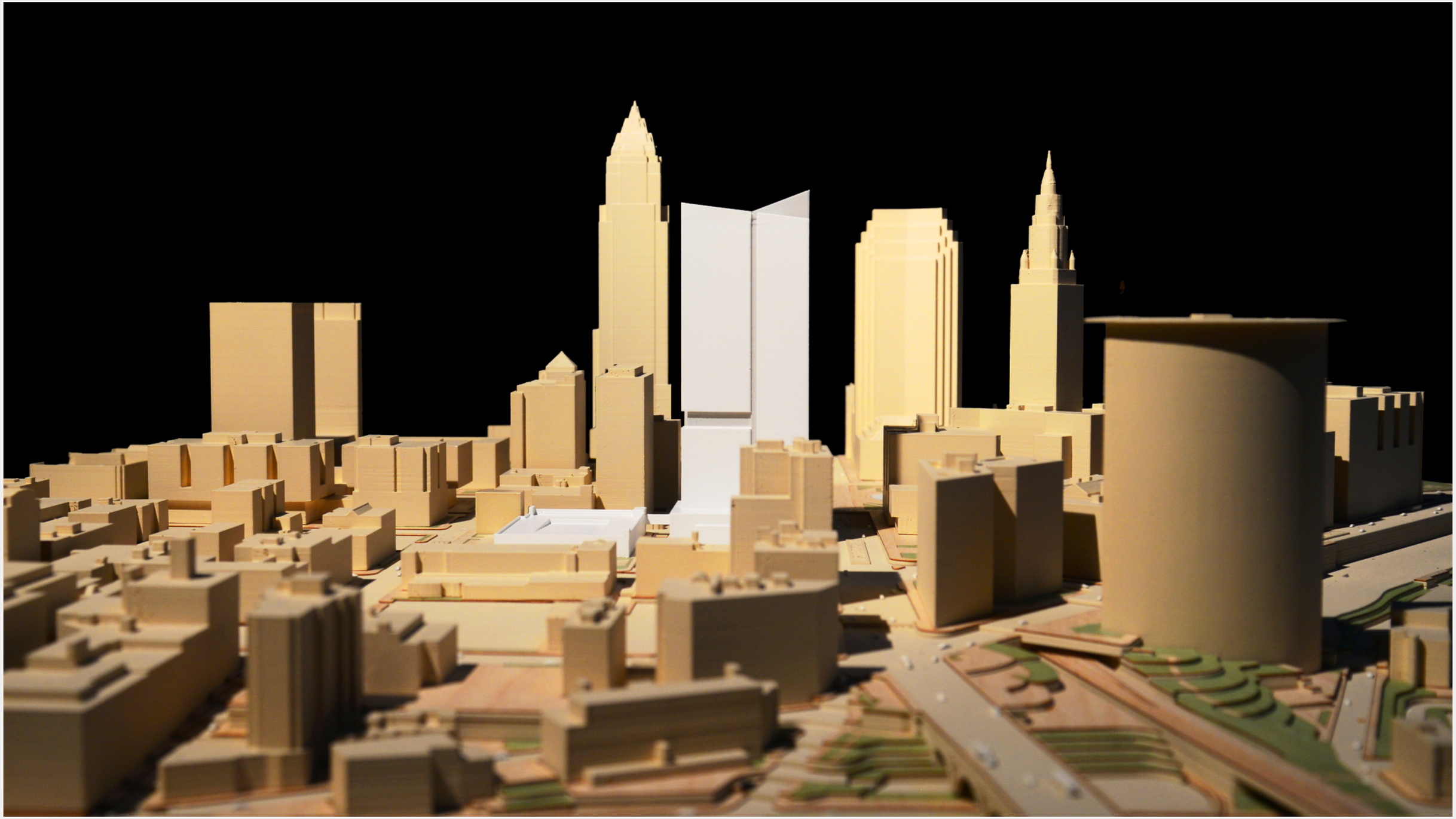
CLEVELAND CONTEXT MODEL

View from the Southeast



CLEVELAND CONTEXT MODEL

View from the West



SCHEMATIC MODEL

View from the East

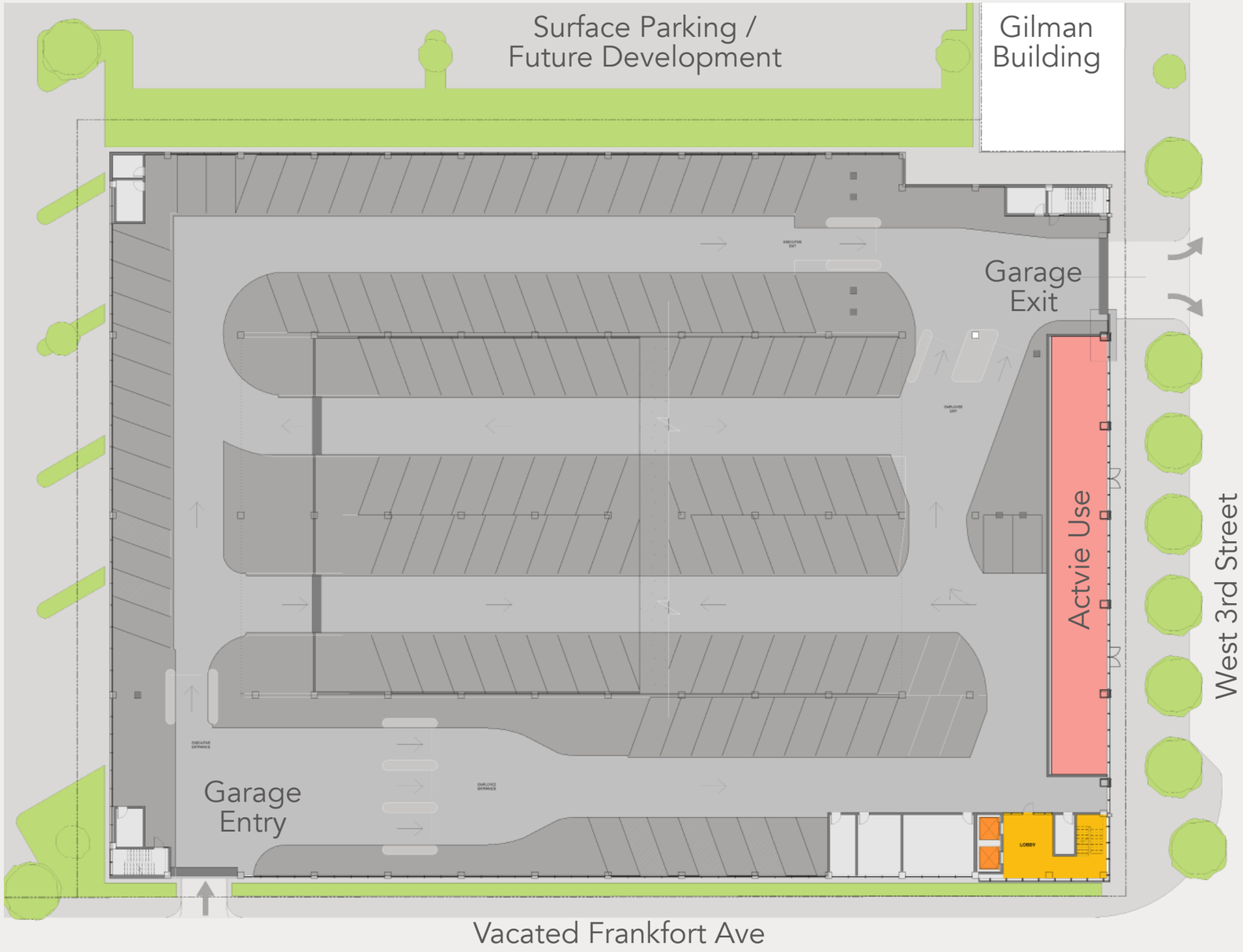
SCHEMATIC MODEL

View from the Southeast

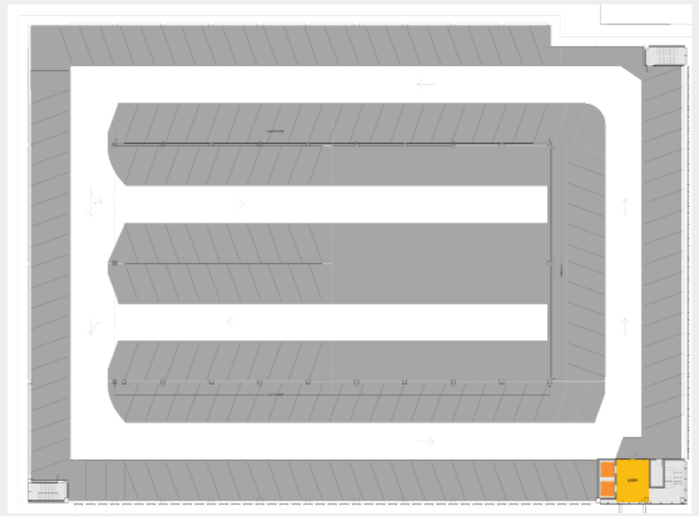
WESTON NORTH BLOCK

Site Plan - Weston North Block

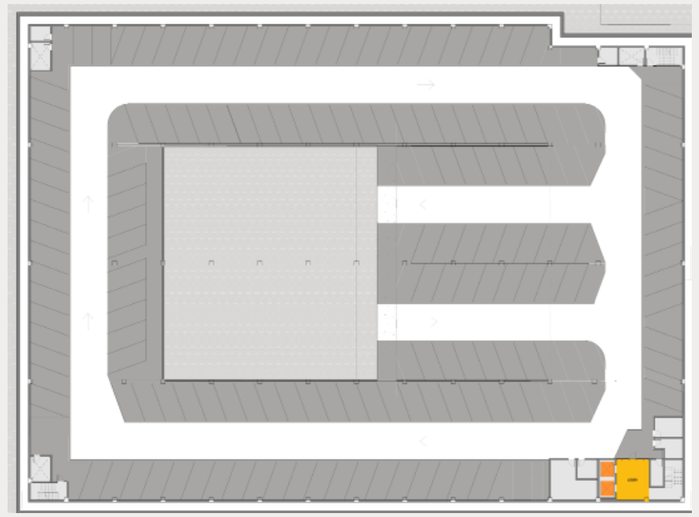
Garage Plans



Ground Level Plan



Level 4 (Roof) Plan



Basement Level Plan

Elev Lobby
Mechanical
Active Use
Parking

GARAGE ELEVATIONS

East Elevation - West 3rd Street

GARAGE ELEVATIONS

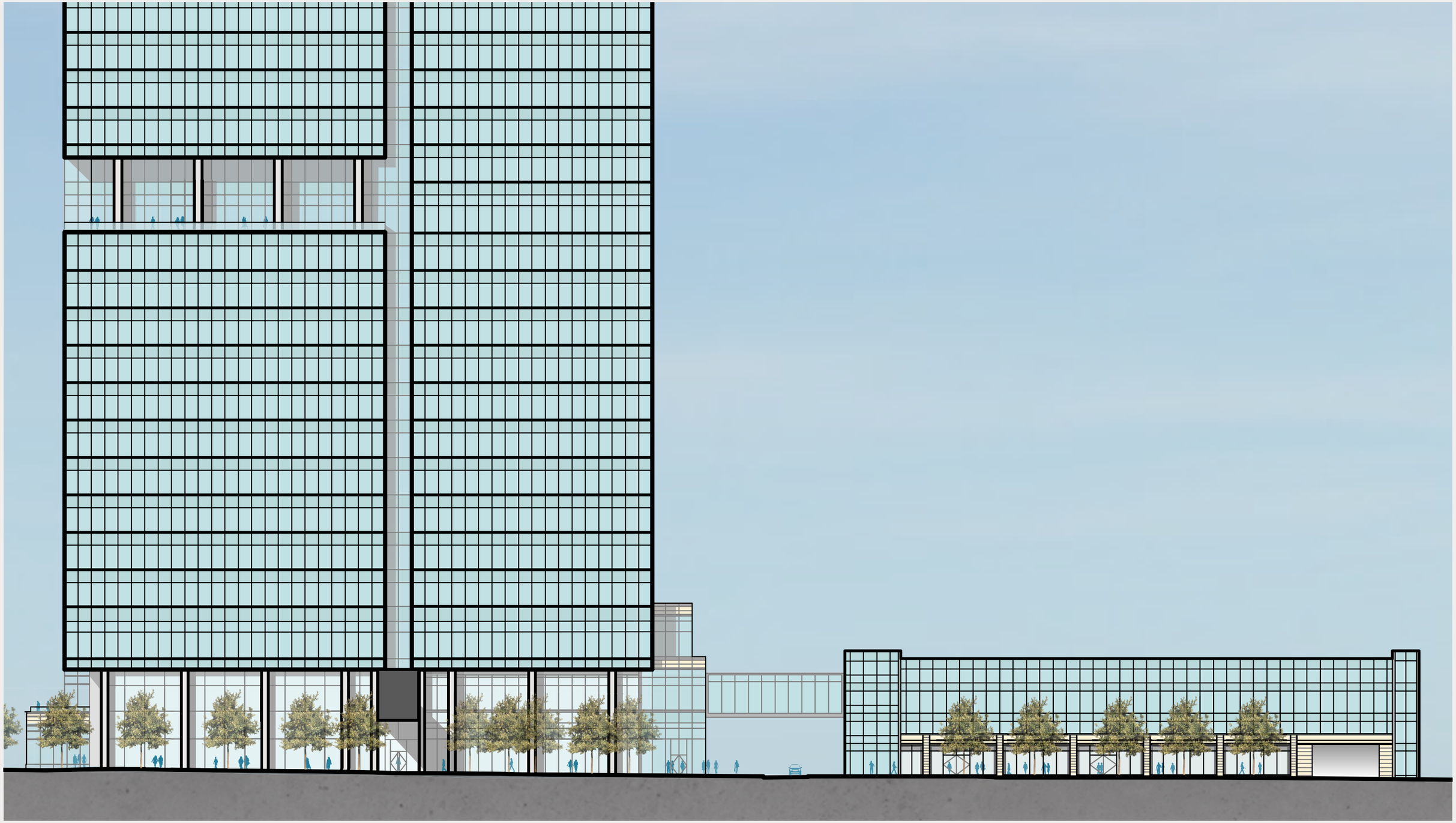
East Elevation - West 3rd Street

GARAGE ELEVATIONS

South Elevation - Vacated Frankfort Avenue

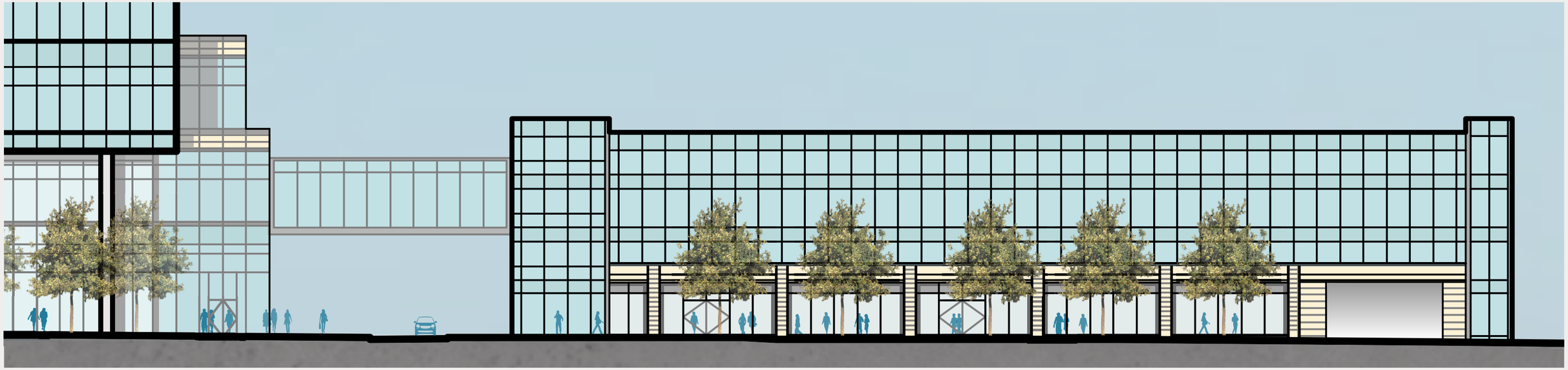
GARAGE ELEVATIONS

East Elevation of Tower and Garage - West 3rd Street

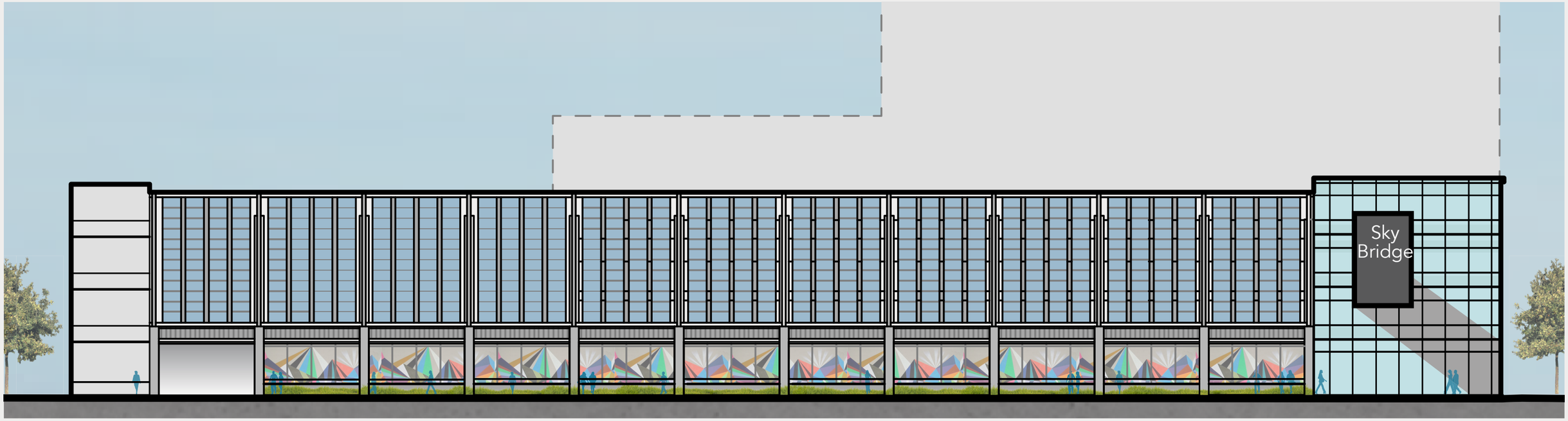


GARAGE ELEVATIONS

East and South Elevations



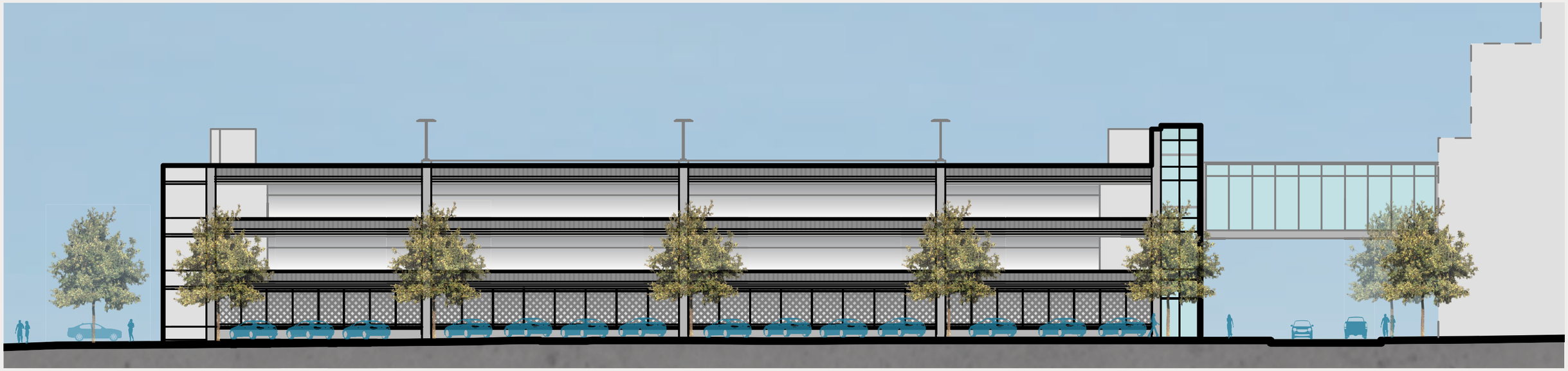
East Elevation - West 3rd Street



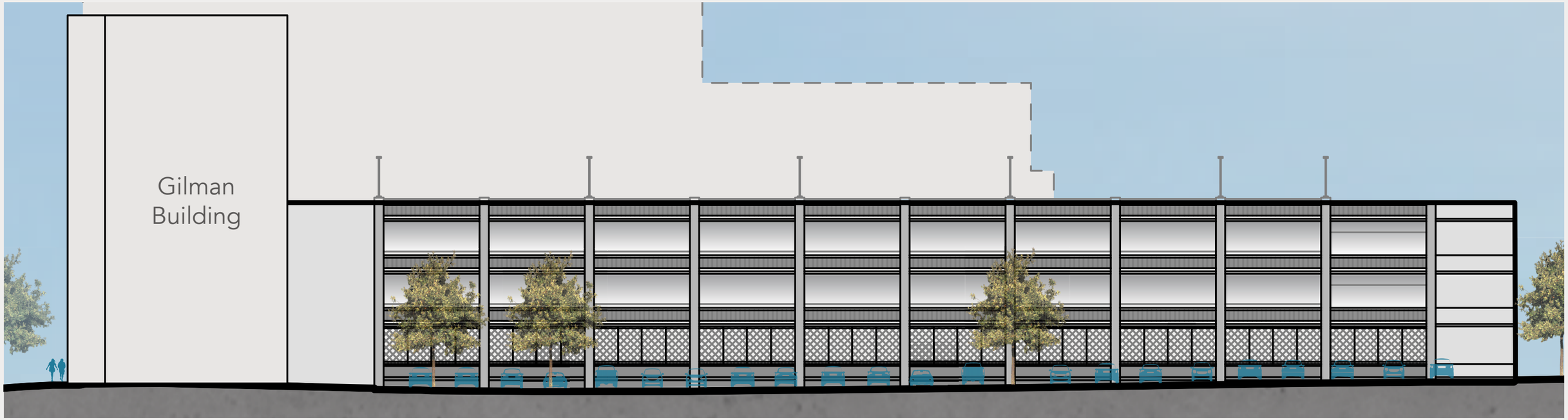
South Elevation - Vacated Frankfort Avenue

GARAGE ELEVATIONS

West and North Elevations



West Elevation



North Elevation

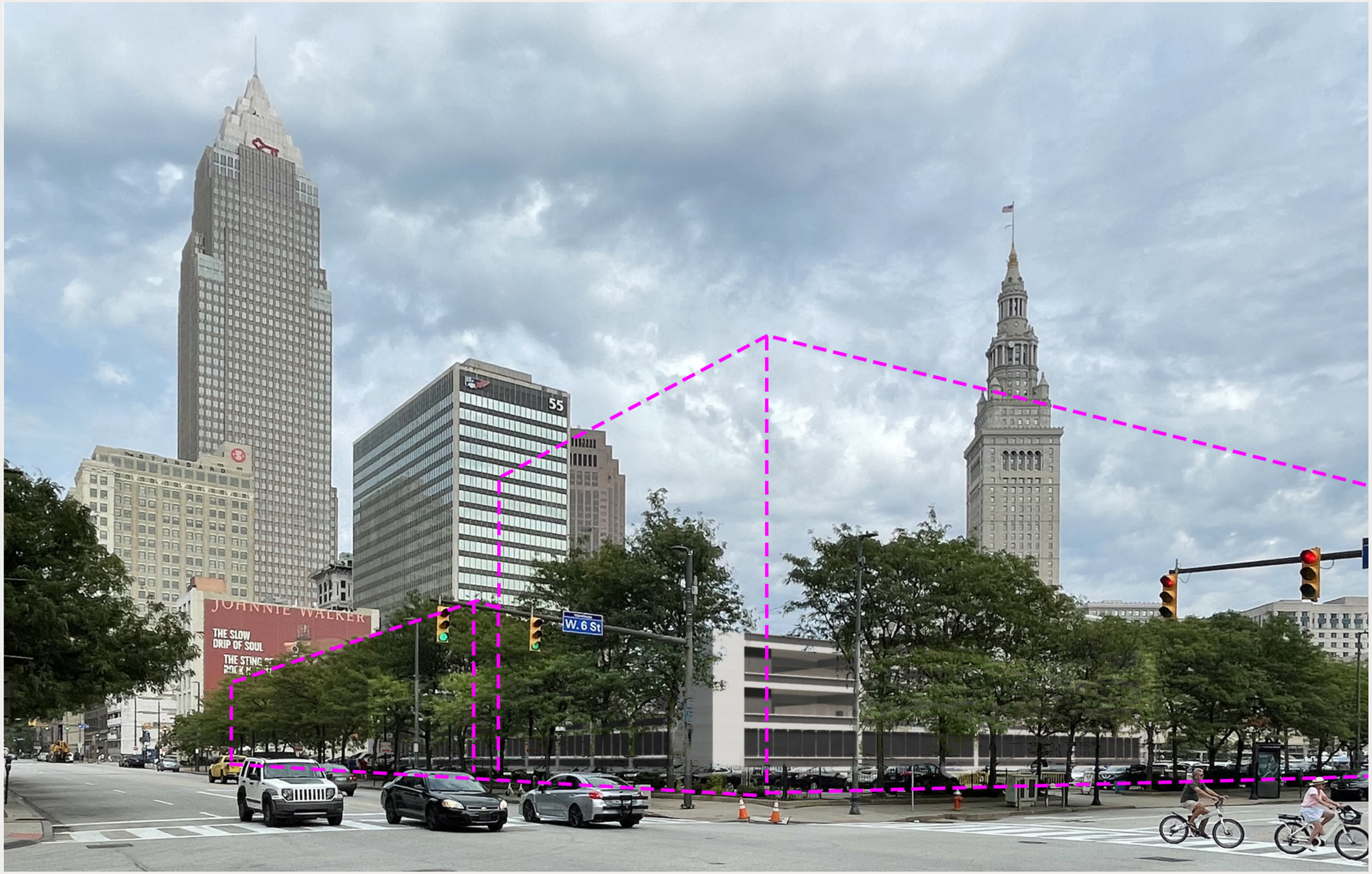
View From St. Clair Ave. at West 6th St. - Existing Conditions

GARAGE ELEVATIONS

View From St. Clair Ave. at West 6th St. - with Garage

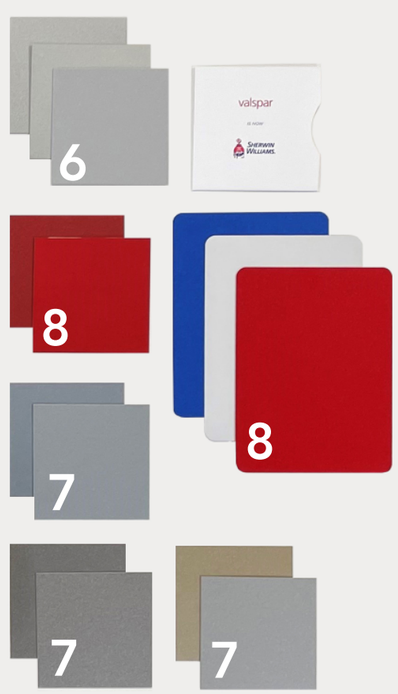
GARAGE ELEVATIONS

View From St. Clair Ave. at West 6th St. - with Garage & Future Development Massing



Preliminary Exterior Material Palette

1. Viracon VRE1-59 (Tower Glass)
2. Interpane iPlus Top 1.1 (Lobby Glass)
3. Limestone (Wall Stone)
4. Granite (Base Stone)
5. Pavers (Terraces)
6. Valspar 2-Coat PVDF with Mica (Primary Mullions)
7. Valspar 2-Coat PVDF with Mica (Secondary Items)
8. Valspar 2-Coat PVDF with Mica (Branding Accent)



Glass Thickness and Visual Flatness

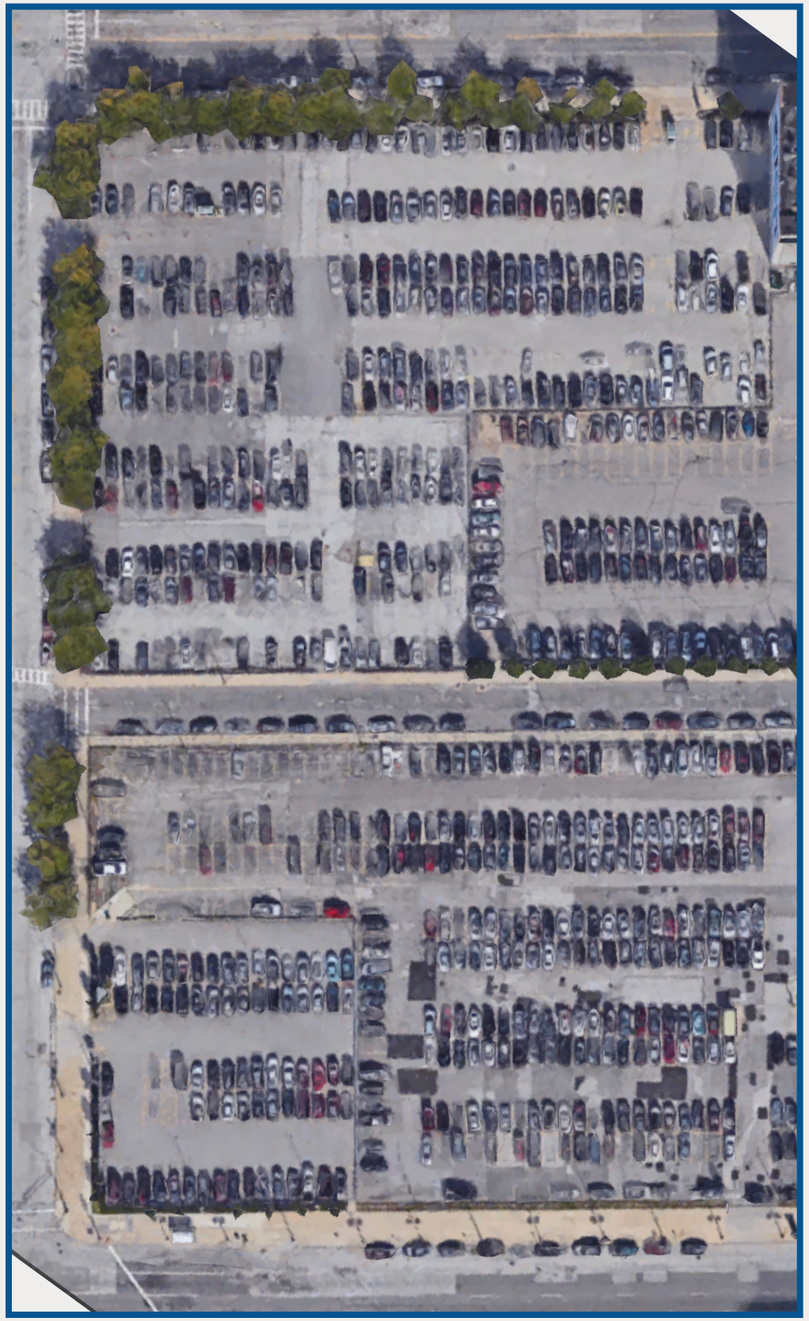
LANDSCAPE & STREETSCAPE

Headquarters Campus Schematic Landscape Plan

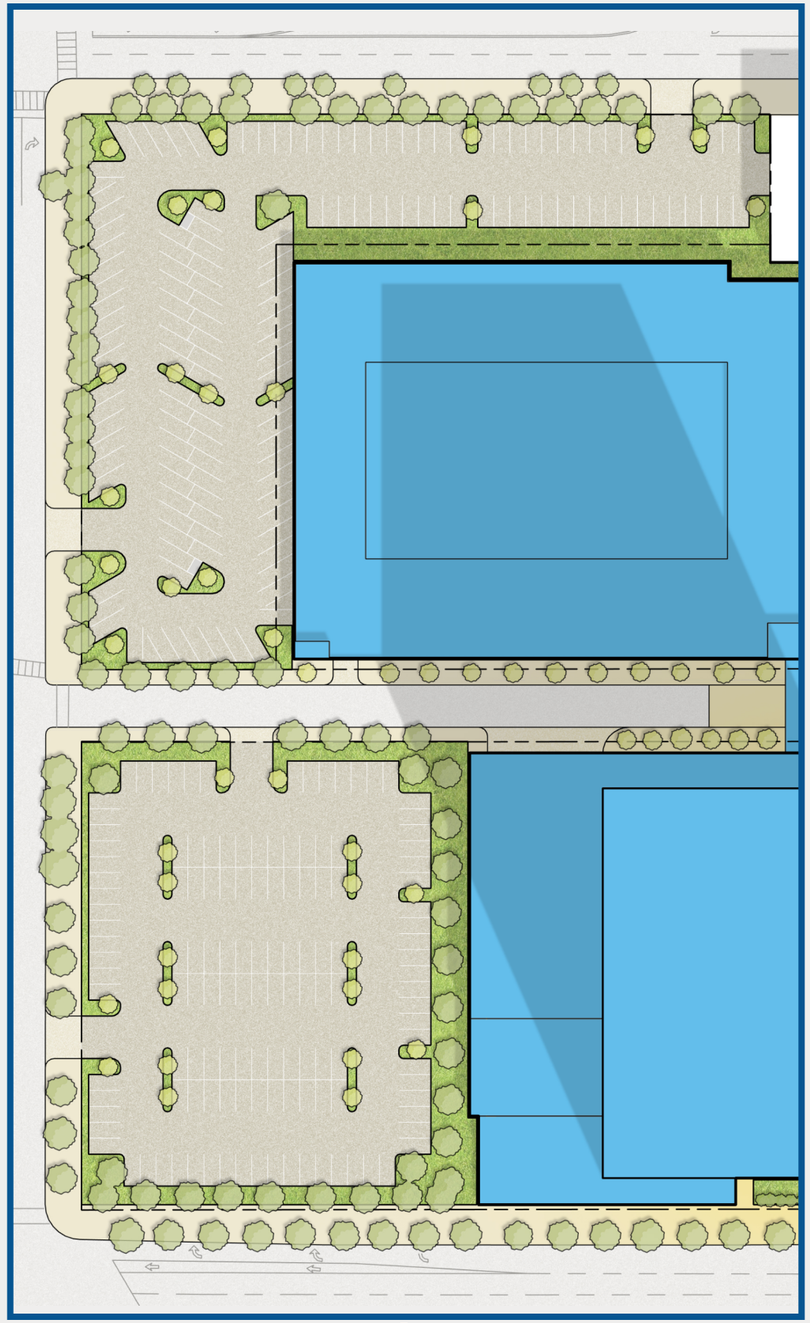
Pavilion and Tower Lobby Landscape Plan

- A EXISTING TREE
- B STREET TREES
- C SHADE TREE
- D ORNAMENTAL PLANTING
- E COLOR GARDEN
- F LANDSCAPE BERM
- G TRUCK PULL-UP ZONE
- H ENTRY PLAZA
- I LAWN
- J SPECIAL PAVING
- K PAVING
- L LAY-BY / DROP OFF
- M CROSS-WALK
- N VEHICLE CONTROL (TBD)
- O SECURITY BOLLARDS

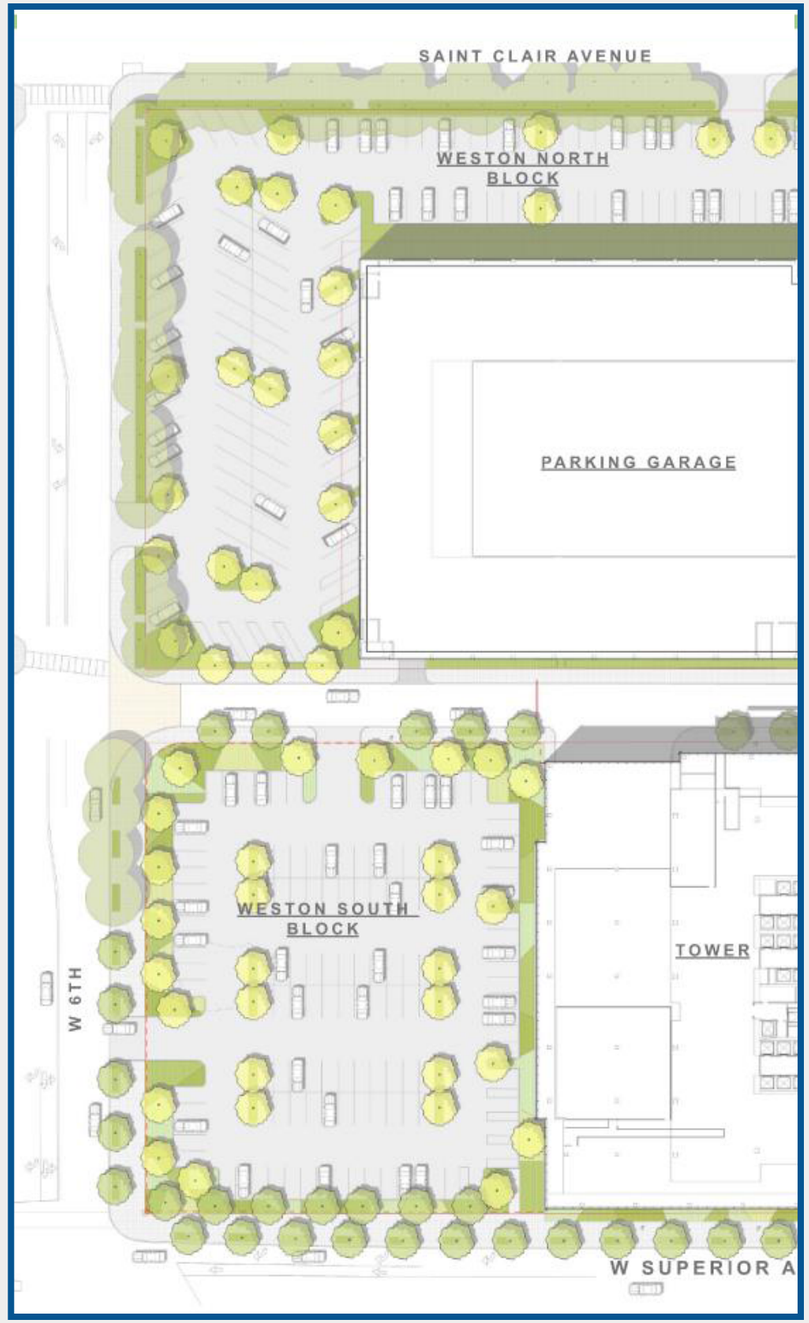
Surface Parking Lots - Enhanced Landscaping



Existing Conditions



Concept 20 July 2021



Revised Design