



MIDTOWN LOFTS

3301 & 3338 PAYNE AVE | CLEVELAND, OH 44114 |

PROPOSED 120-UNIT APARTMENT BUILDING
NORTHEAST DESIGN REVIEW COMMITTEE
CONCEPTUAL REVIEW

03/17/2026

PROJECT SUMMARY

MIDTOWN LOFTS WILL CONSIST OF TWO (2) NEW FOUR-STORY BUILDINGS. BUILDING A HOSTS FIFTY NINE (59) UNITS AND BUILDING B HOSTS SIXTY ONE (61) UNITS FOR A TOTAL OF ONE HUNDRED AND TWENTY (120) UNITS. THE UNITS CONSIST OF ONE-, TWO-, AND THREE-BEDROOM UNITS AND THEIR ANSI-TYPE A ACCESSIBLE UNITS ARE DISPERSED THROUGHOUT EACH FLOOR. AMENITIES INCLUDE AN EXERCISE ROOM, COMMUNITY AREA WITH KITCHENETTE, AN OUTDOOR SEATING AREA, CENTRALIZED LAUNDRY, AND A MAIL LOBBY AND PACKAGE CONCIERGE. THE PROJECT IS DESIGNED TO MEET LEED RESIDENTIAL - GOLD LEVEL CERTIFICATION.

TOTAL UNITS: ONE HUNDRED AND TWENTY (120) UNITS - 35 ONE-BEDROOM UNITS, 47 TWO-BEDROOM UNITS & 38 THREE-BEDROOM UNITS

BUILDING SIZE:

BUILDING A: 60,997 SF
BUILDING B: 70,507 SF
TOTAL: 131,504 SF

RESIDENTIAL POPULATION: ALL AGE GROUPS

OFF-STREET PARKING SPACES:

BUILDING A: 55 TOTAL (7 ACCESSIBLE)
BUILDING B: 72 TOTAL (9 ACCESSIBLE)
TOTAL: 127 TOTAL (16 ACCESSIBLE)

SUSTAINABILITY: LEED FOR HOMES - GOLD

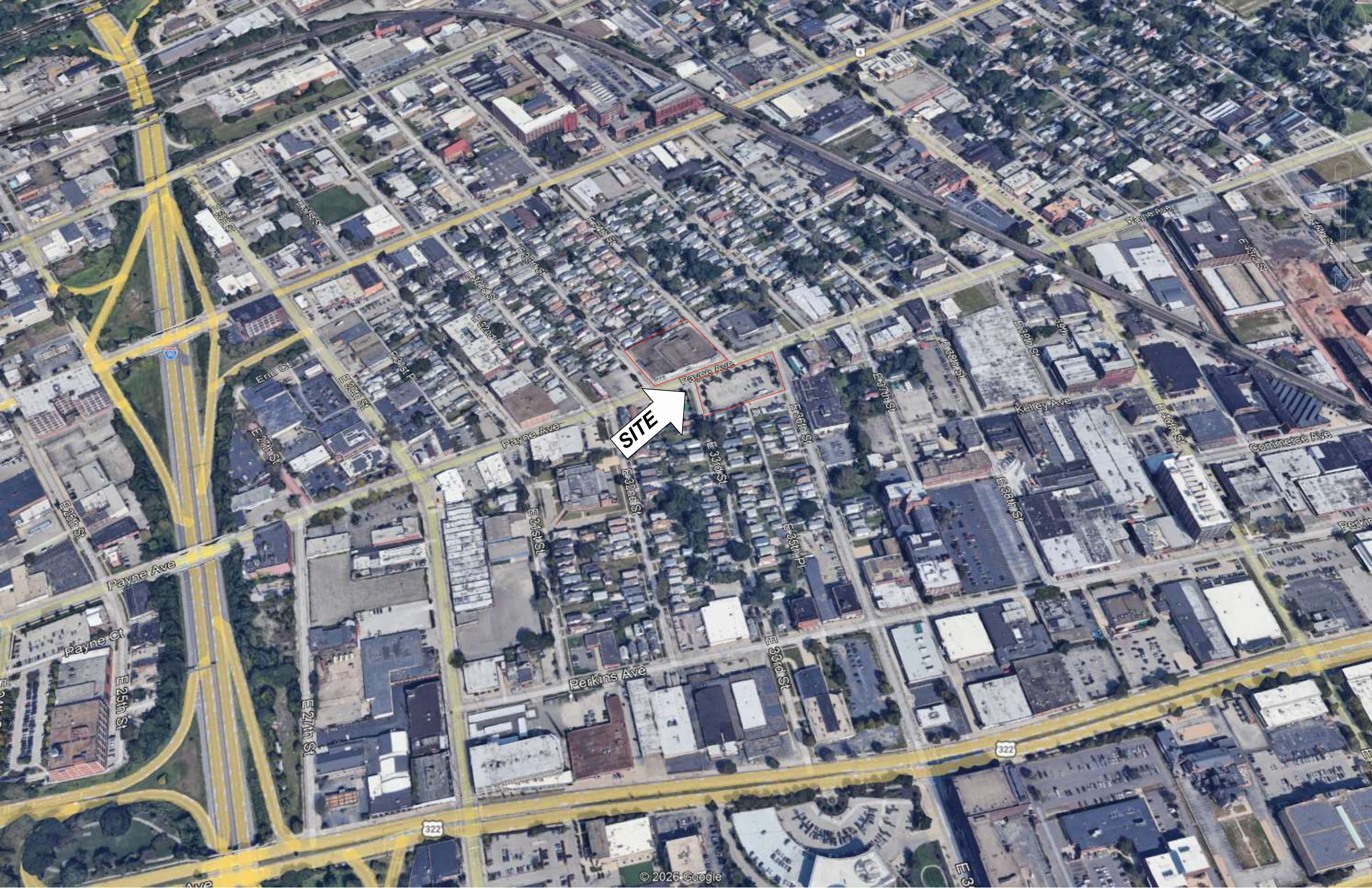
CURRENT ZONING: LIMITED RETAIL BUSINESS (G2)

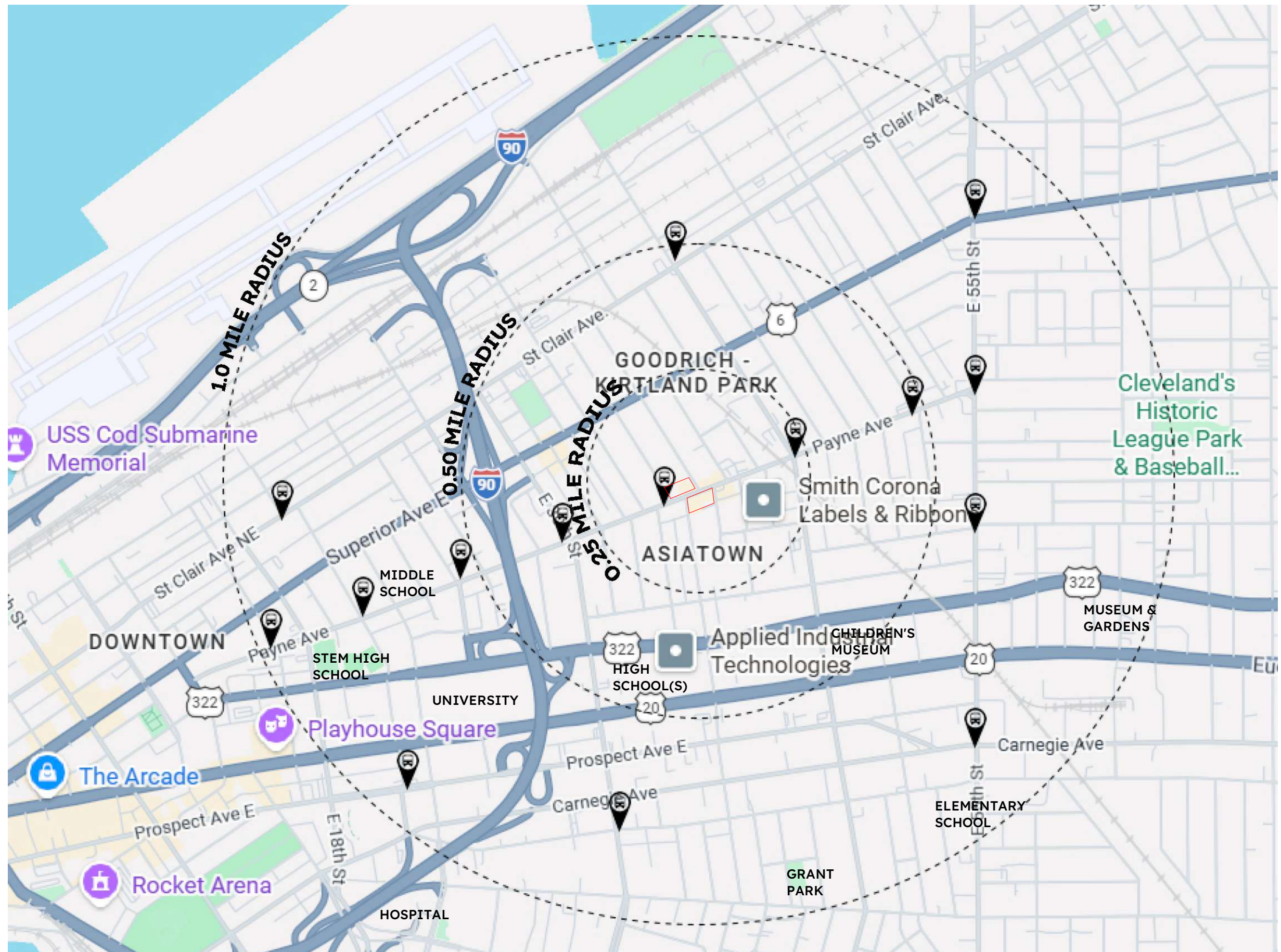
BUILDING/SITE AMENITIES:

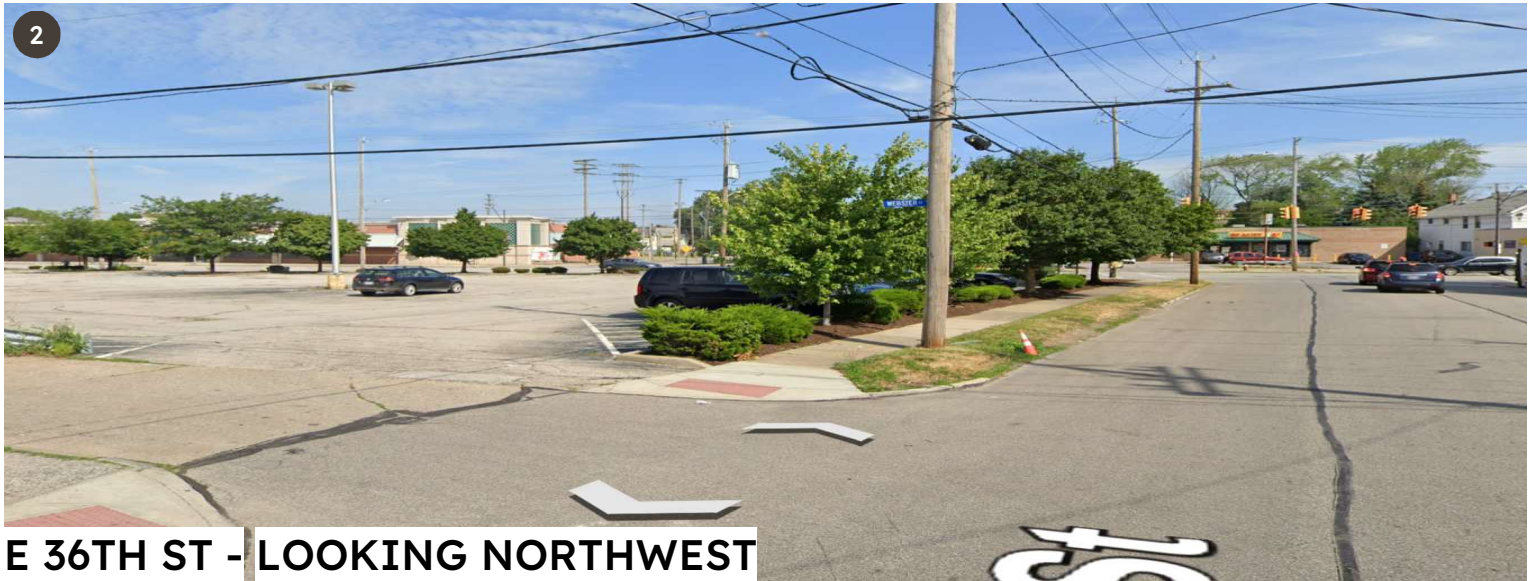
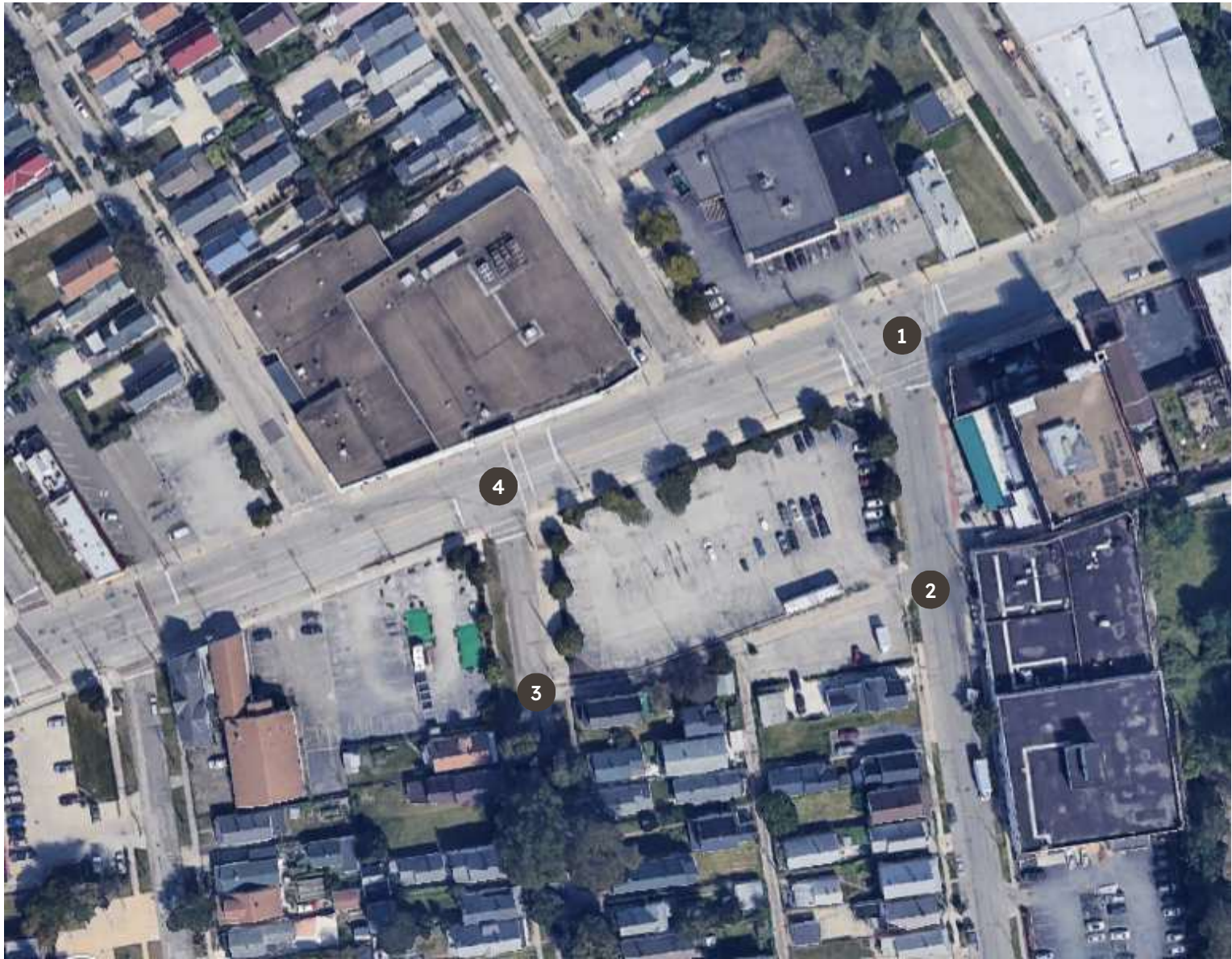
BICYCLE RACKS
COMMUNITY ROOM WITH KITCHENETTE
COVERED MAILBOXES & PACKAGE CONCIERGE
EXERCISE ROOM
OUTDOOR SEATING AREA

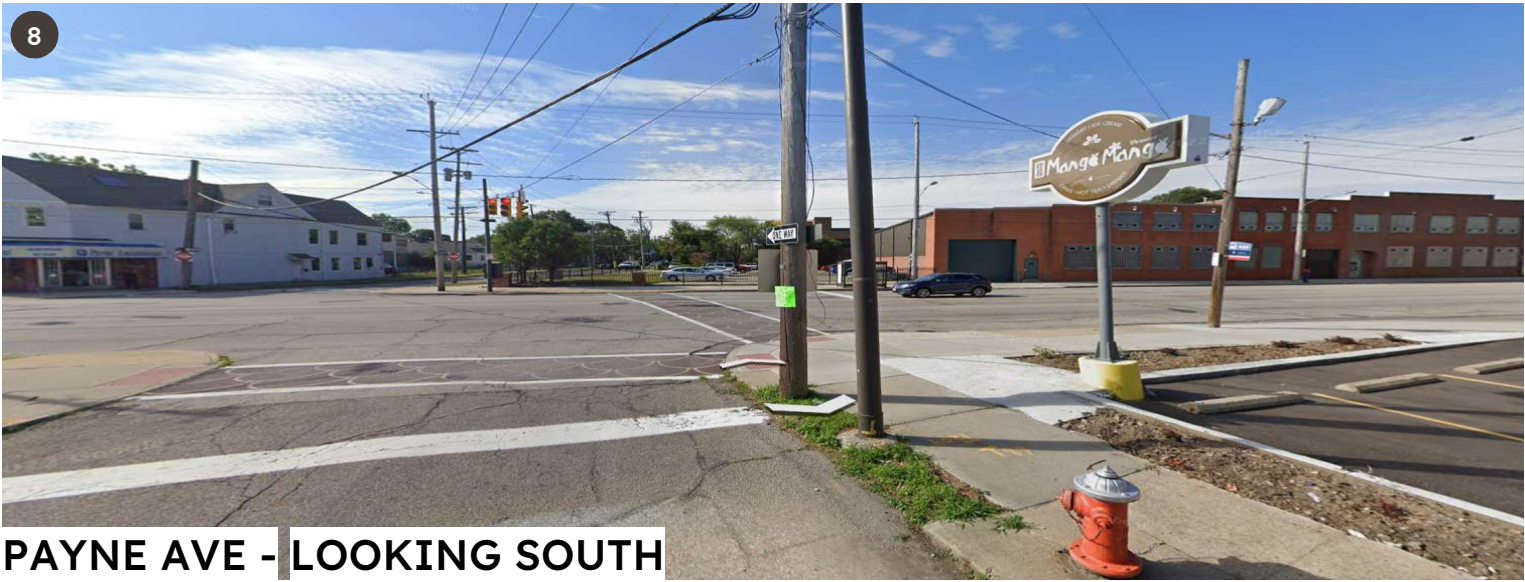
DEVELOPER: THE NRP GROUP

ARCHITECT: MA DESIGN





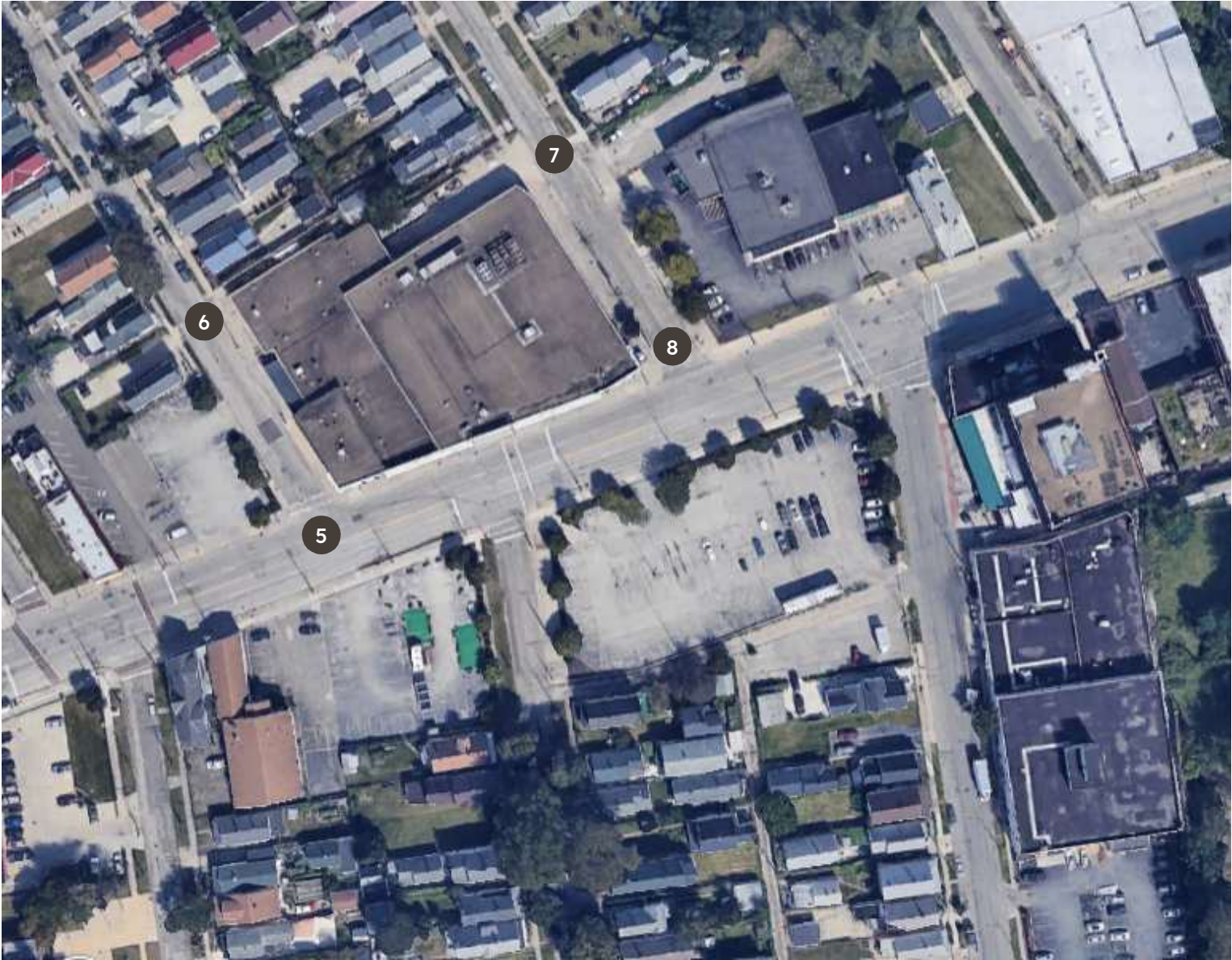




PAYNE AVE - LOOKING SOUTH



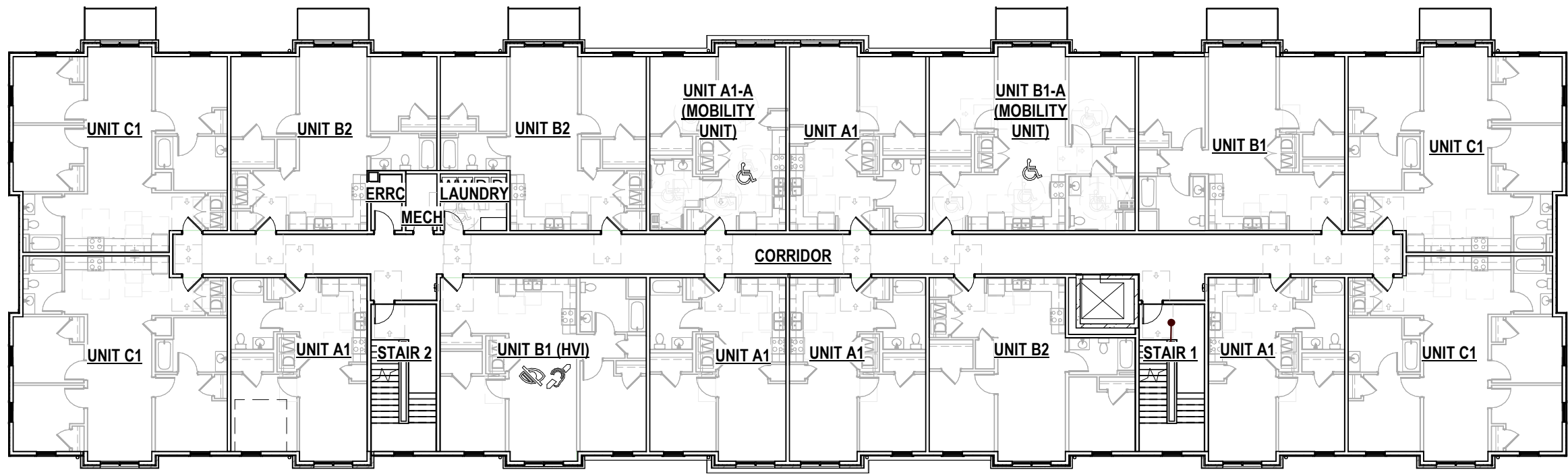
E 34TH ST - LOOKING SOUTHEAST



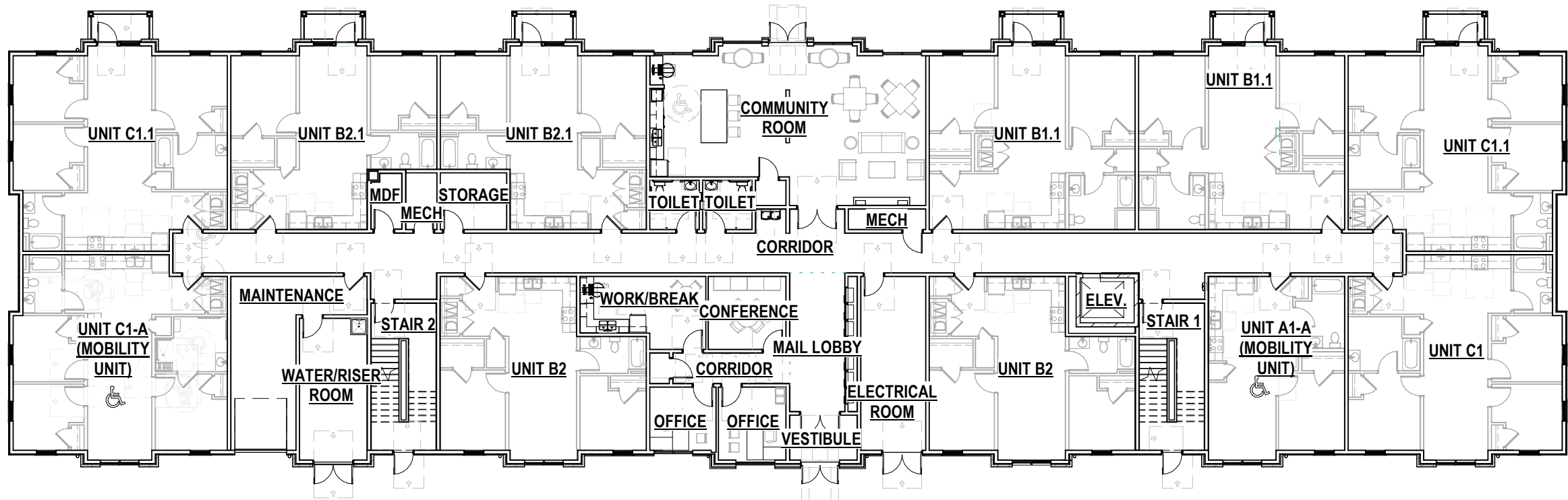
E 33RD ST - LOOKING SOUTHEAST



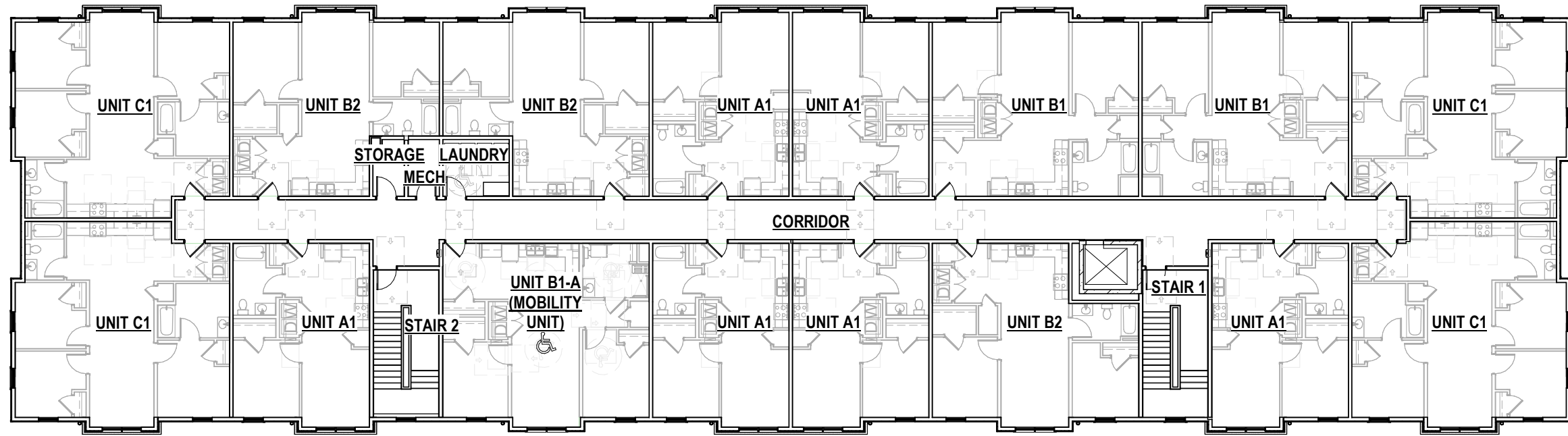
PAYNE AVE - LOOKING NORTHWEST



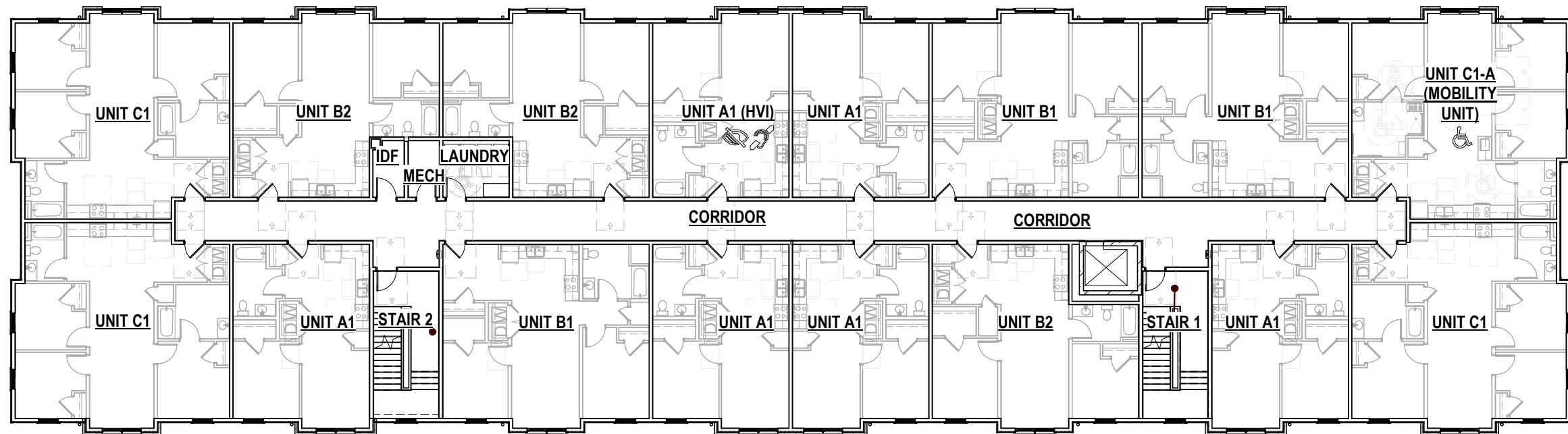
SECOND FLOOR PLAN



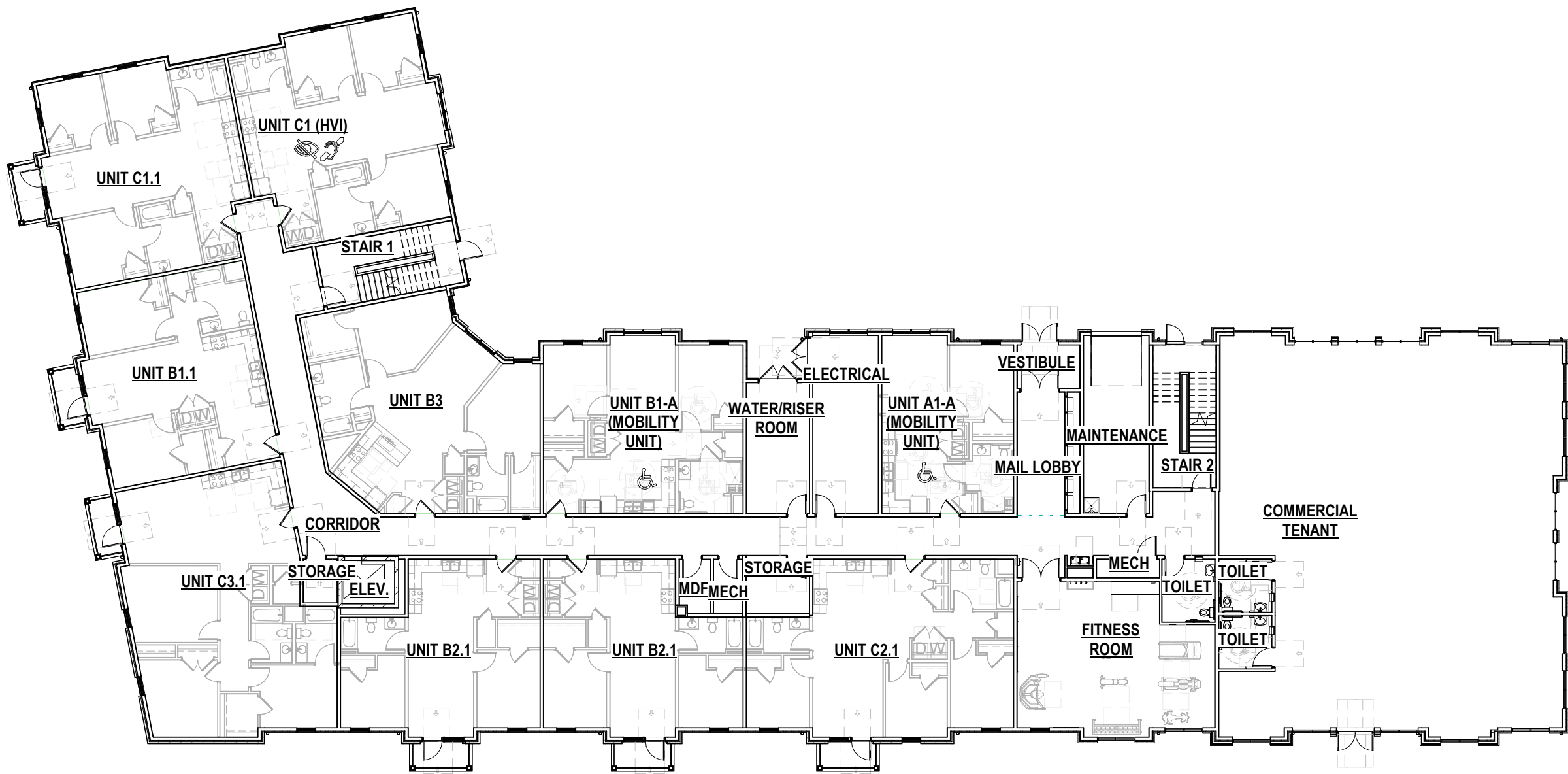
FIRST FLOOR PLAN



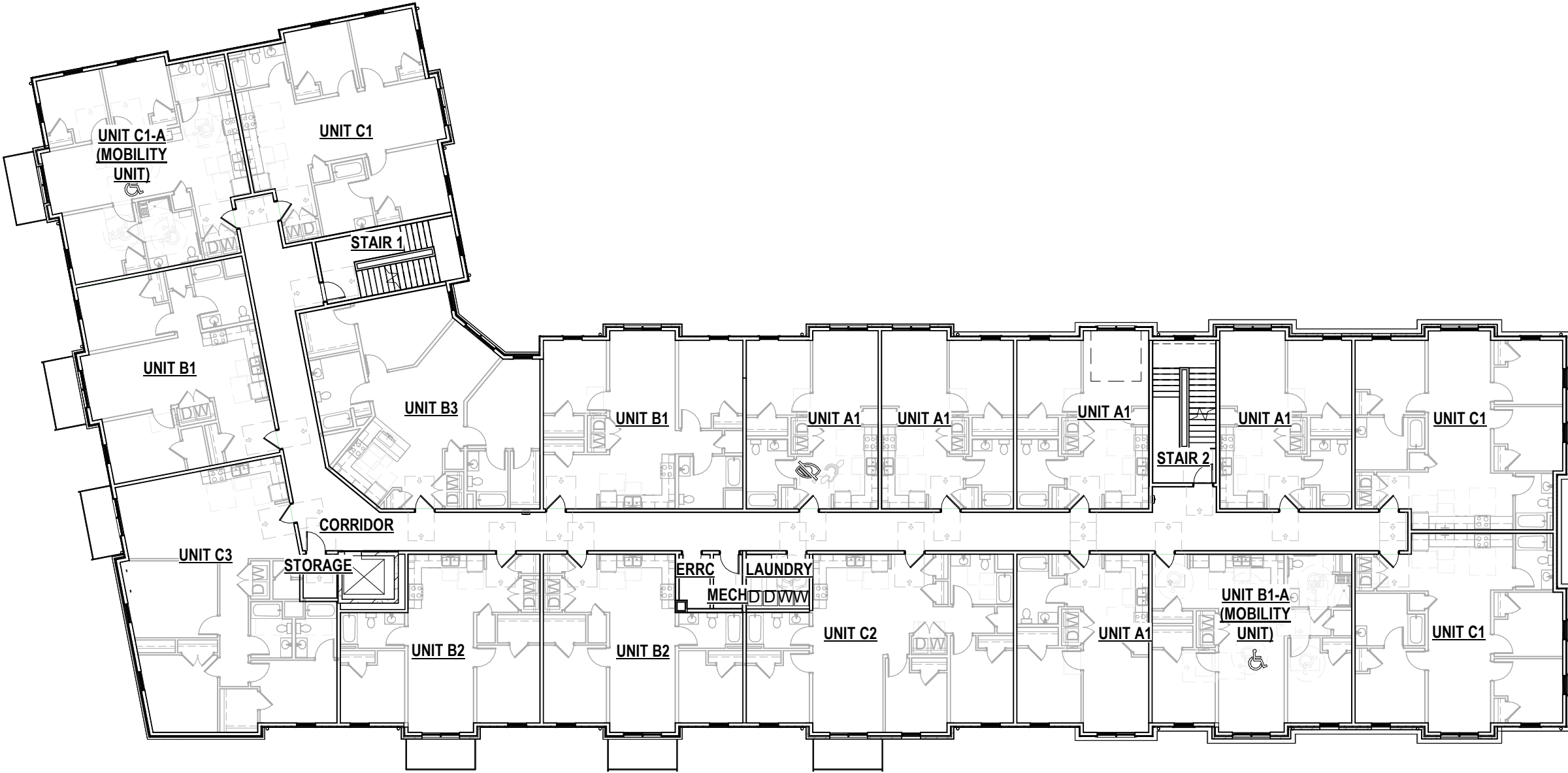
FOURTH FLOOR PLAN



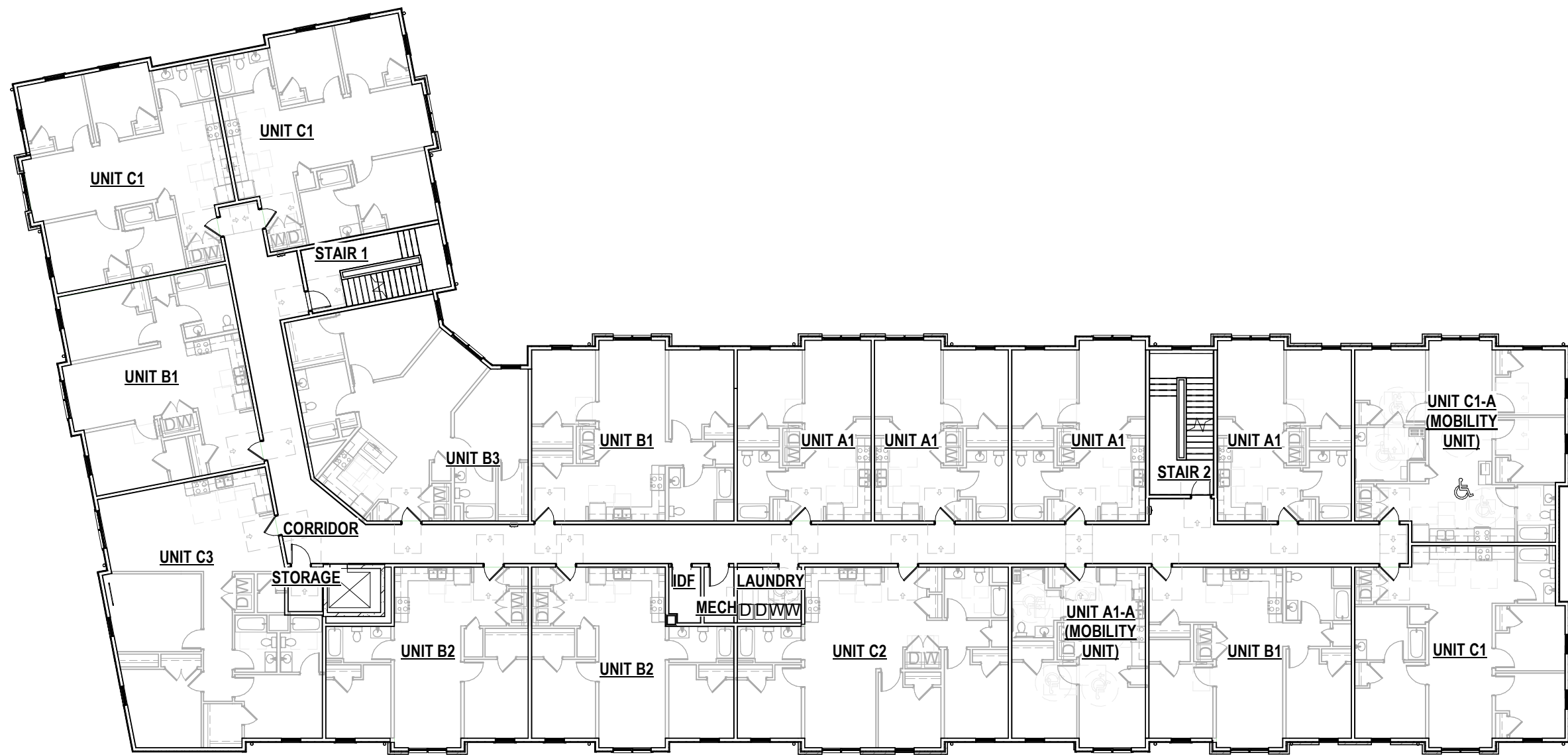
THIRD FLOOR PLAN



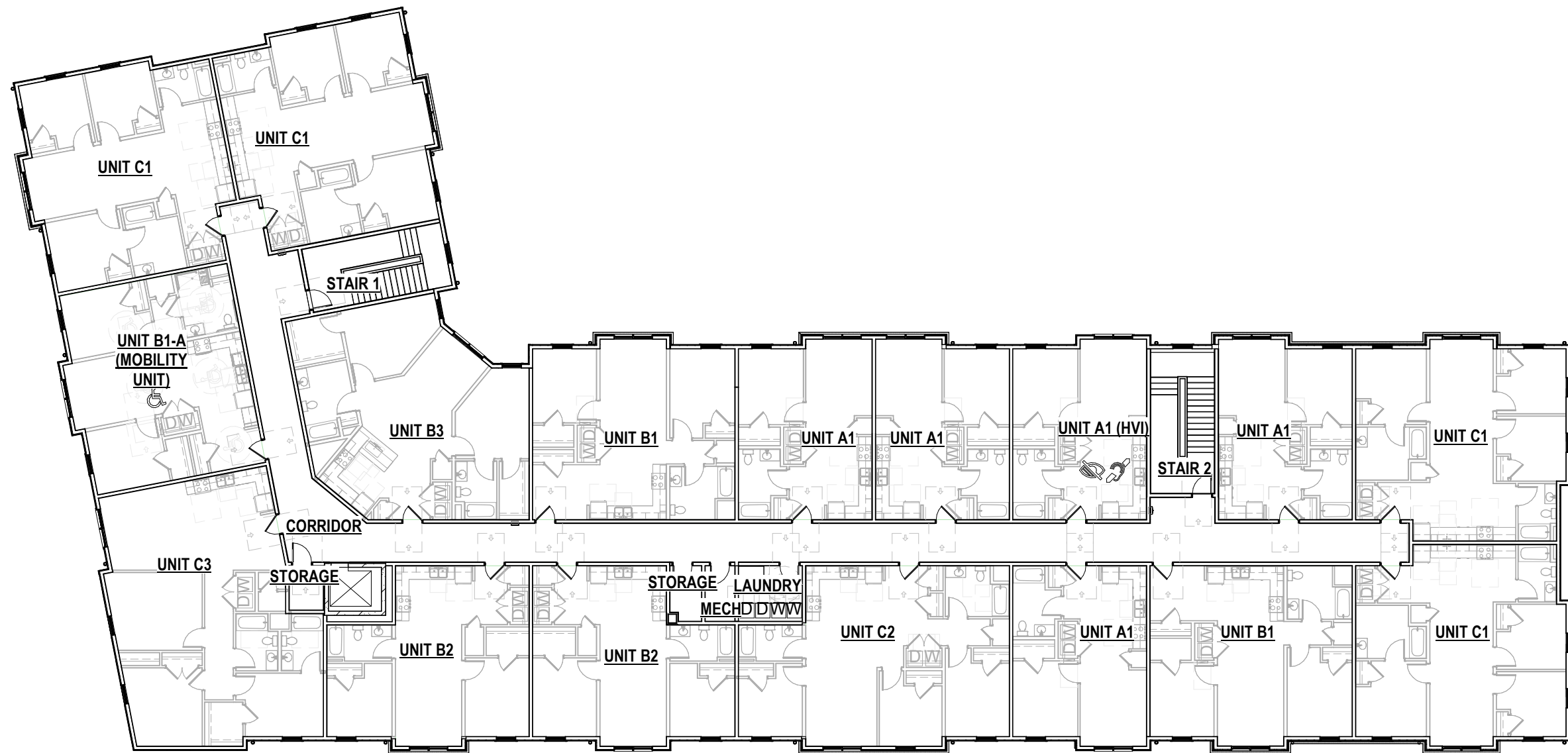
FIRST FLOOR PLAN



SECOND FLOOR PLAN



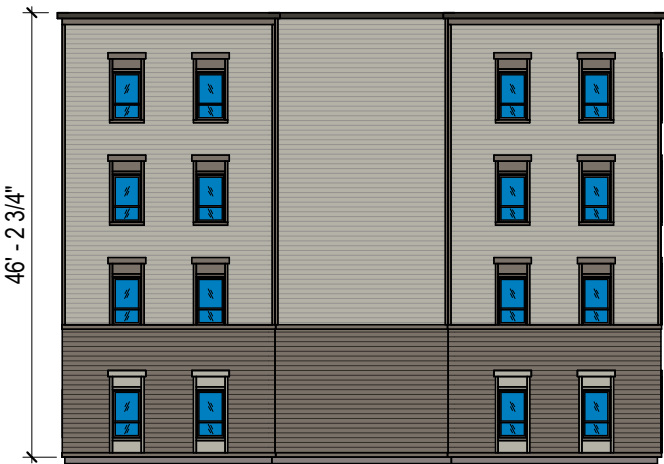
THIRD FLOOR PLAN



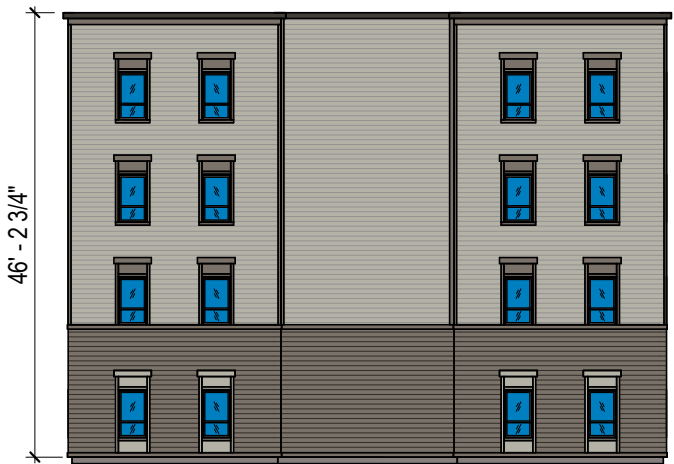
FOURTH FLOOR PLAN



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

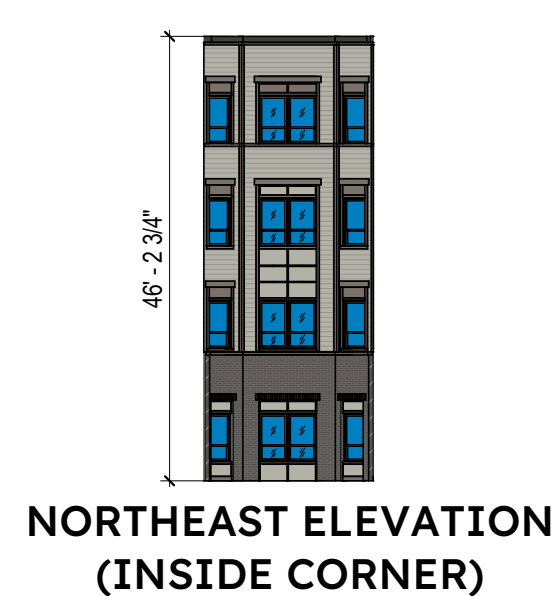


NORTH ELEVATION

MATERIAL LEGEND	
	BRICK GLEN-GERY SMOOTH EBONITE VELOUR
	FIBER CEMENT LAP SIDING 1 ALLURA TRADITIONAL COOL CHARCOAL
	FIBER CEMENT LAP SIDING 2 ALLURA TRADITIONAL STERLING GRAY
	FIBER CEMENT PANEL ALLURA SMOOTH CUSTOM; SW 7587 (ANTIQUE RED)
	FIBER CEMENT TRIM ALLURA SMOOTH COOL CHARCOAL
	METAL COPING TBD CARK BRONZE



MATERIAL LEGEND			
	BRICK GLEN-GERY SMOOTH EBONITE VELOUR		FIBER CEMENT PANEL ALLURA SMOOTH CUSTOM; SW 7587 (ANTIQUE RED)
	FIBER CEMENT LAP SIDING 1 ALLURA TRADITIONAL COOL CHARCOAL		FIBER CEMENT TRIM ALLURA SMOOTH COOL CHARCOAL
	FIBER CEMENT LAP SIDING 2 ALLURA TRADITIONAL STERLING GRAY		METAL COPING TBD CARK BRONZE





BUILDING A - OPTION 1 (BLACK WINDOWS)



BUILDING A - OPTION 2 (WHITE WINDOWS)



BUILDING B - OPTION 1 (BLACK WINDOWS)



BUILDING B - OPTION 2 (WHITE WINDOWS)



BUILDING B (COMMERCIAL ENTRANCE) - OPTION 1 (BLACK WINDOWS)



BUILDING B (COMMERCIAL ENTRANCE) - OPTION 2 (WHITE WINDOWS)

