



MINGYUE PLACE

Community Engagement Summary, MidTown Cleveland, Inc.

Midtown Lofts, now officially named **Mingyue Place**, is a proposed 120-unit mixed-use, mixed-income residential development located within Cleveland's AsiaTown neighborhood. The project redevelops the former Dave's Supermarket site at 3301 Payne Ave, a highly visible and long-underutilized property that has been identified by community members as a critical opportunity for reinvestment and neighborhood revitalization.



As the CDC tasked with AsiaTown's inclusive growth, MidTown Cleveland, Inc. (MTC) saw this as important opportunity to bring the community into a **robust engagement process that would 1) make project information accessible and 2) identify key opportunities where community members could influence project outcomes.**

ENGAGEMENT TIMELINE



COMMON CONCERNS + QUESTIONS FROM COMMUNITY MEMBERS

Gathering Spaces

Community members frequently raised questions about leveraging the retail space for community benefit. The majority of data collected by MTC indicated a strong interest in creating a "third space," such as a coffee shop, library, computer lab, or gym, where residents could gather with community while connecting to resources and cultural programming.

Community-Driven Outcome: NRP and MTC pursued and secured a partnership with CPL to launch new library branch housed in NRP's 3500 sq ft retail space.

AsiaTown Identity

The most frequent feedback MTC received centered on how the project would reflect the values, culture, and visual identity of AsiaTown. This included considerations ranging from bilingual signage and public art to the overall branding of the project.

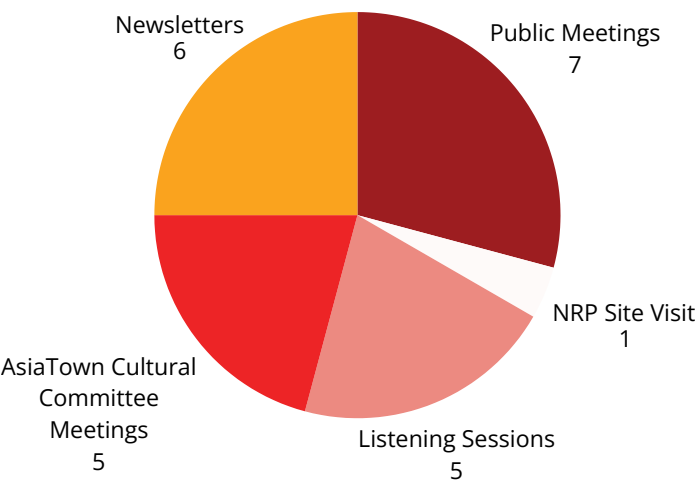
Community-Driven Outcome: MTC helped to establish the AsiaTown Cultural Committee to determine project name, branding, public art, and exterior/interior design.

Community Safety

Community members also expressed concerns regarding the safety measures that would be implemented as new residents were added to the neighborhood. They also voiced a desire for this project to add activity and "eyes on the street" for added comfort walking on Payne.

Community-Driven Outcome: NRP committed to add street-level porches that would enhance the pedestrian experience, donating the Square Dancing Park lot to MTC to provide a pathway to a permanent park across the street, and adding license plate readers in their parking lot in addition to perimeter cameras.

ENGAGEMENT PROCESS + BREAKDOWN



Public Meetings

MTC and NRP Group have hosted **seven** community meetings to date all located at Cleveland Chinese Christian Church on Payne Avenue across from the former Dave’s site.

We collected data through surveys, comment cards, and public comment. We also kept the community abreast of DRC, BZA, and CPC meetings. All meetings + materials were translated in Mandarin and Cantonese. Meetings dates to date:

- October 23rd, 2024
- November 20th, 2024
- January 27, 2025
- February 25, 2025
- April 6, 2025
- June 10, 2025
- May 6, 2026



Over the course of seven meetings, we’ve engaged over **400** residents, business owners, and stakeholders about this project. In addition to these meetings, MTC staff hosted **five small group listening sessions** with business owners and residents to make sure they their voices were heard and integrated into our engagement process. We utilized **digital and print engagement** through newsletters and flyering to notify residents of meetings and city processes.

NRP Site Visit

Because NRP Group serves as both the developer and property manager, community members expressed interest in understanding how the organization maintains and operates its properties. In response, MTC coordinated a site visit to NRP’s westside development, A Place for Us. The visit included 12 community members, as well as Councilwoman Stephanie Howse-Jones. Attendees had the opportunity to engage directly with NRP property management staff and ask questions.



AsiaTown Cultural Committee

In September 2025, MTC invited 12 residents, business owners, and stakeholders to work with NRP on identifying opportunities for this project would contribute to the already existing AsiaTown Identity. **MTC intentionally invited a diversity of community members, which included a diversity of opinions that they held about the project.**

MTC has held five AsiaTown Cultural Committee meetings thus far and invited the following community members to participate:

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|--------------------------------|--|
| • Ed Hom / Business Owner | • Andy Ng / Resident |
| • Barb Dujan / Resident | • Tim Spencer / Resident |
| • Andrew Ratcliff / Resident | • Christine Kwan / Resident |
| • Kitty Lee / Business Owner | • Henry Duong / Business Owner |
| • Wilfrid Cheung / Stakeholder | • Jonny Chen / Business Owner |
| • Wayne Wong / Stakeholder | • Ray Chan / Stakholder |
| • Lisa Wong / Stakeholder | • Annie Pu / Business Owner + Resident |
| • Bin Zhang / Business Owner | • William Young / Stakeholder |



Through collaboration with the AsiaTown Cultural Committee and neighborhood stakeholders, the project name, **“Mingyue Place”**, was selected to reflect cultural context and community input. Design conversations also informed building massing, façade materials and colors, and the integration of public art and signage intended to complement and reinforce the existing character of the AsiaTown corridor. The AsiaTown Cultural Committee is will continue to meet throughout the development process.