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From the Dayton Business Journal:

<https://www.bizjournals.com/dayton/news/2024/02/22/homefull-campus-west-dayton.html>

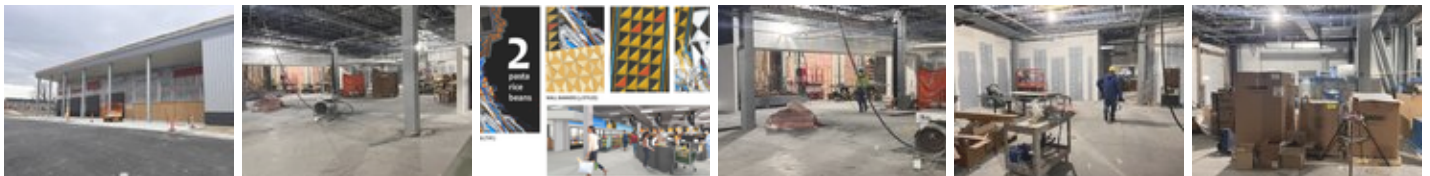
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Philanthropy & Nonprofits

An update on Homefull's \$20M centerpiece project, the first of a \$50 million campus



Image: LWC Incorporated



Take a look at the progress inside the Homefull building, slated to open in the fall.



By **Nicole Mistretta** – Data Reporter, Dayton Business Journal
Feb 22, 2024



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A Dayton nonprofit is making headway on its \$50 million campus as it approaches completion of the site's \$20 million multi-use centerpiece, which will open later this fall. Additional development is set to follow in the coming years.

Homefull – which works to address housing instability, food insecurity and barriers to employment in the region and other areas across Ohio – currently is in development of a 16-acre site at 807 South Gettysburg Ave. The first of three development projects is well underway with an opening slated for fall 2024.

The 49,000-square-foot building features a grocery store, healthcare facility, pharmacy, food hub and office space. The multi-phase project, which broke ground in March 2023, is being completed by general contractor Brumbaugh Construction with design by architect LWC Inc.

Homefull owns the neighboring apartment property to the site and upon acquiring it years ago, began the process of acquiring the property for development. John Patterson, chief business development officer at Homefull, said what started as a west-side seasonal market, offering some office space, has developed into a larger-scale project.

“There's a lot of blood, sweat and tears that have gone into this project,” Patterson said.



John Patterson is chief business development officer at Homefull.

HOMEFULL

The grocery store includes familiar features like fresh produce, deli area, grab-and-go station, sectioned food isles and self-checkout. A food hub is also stationed in the back of the building, allowing small to mid-sized farmers to sell to larger institutional buyers, while also providing fresh food to the grocery store.

The grocery store's food offerings have yet to be finalized, but Patterson emphasized the focus on health. As a result, the store will not offer alcohol, cigarettes or lottery tickets.

"Every major grocery consultant said it's a bad idea because those products are the most significant profit margin - But we're committed to it," Patterson said. "Running a nonprofit grocery store, which there's only a couple of in the state of Ohio, is operated a little bit differently... We're excited about the opening, and we're extremely nervous because there's nine million things to do between now and then."

The 3,000-square-foot clinic will be operated by Kettering Health, headed by Rachelle Dulan, DO – a doctor with a wholistic approach – treating patients from pediatrics to geriatrics. Patterson said, with a door connecting the clinic to the grocery store, healthcare professionals will have the ability to walk patients through the store and learn to shop for their dietary needs. To facilitate access to medication and health-related items, a 600-square-foot Zik's Pharmacy will sit inside the grocery store beside the clinic.

“This is what this community needs,” said John Fabelo, partner at LWC Inc.



John Fabelo is a partner and director of design at LWC Inc.

LWC INCORPORATED

The second floor is dominated by Homefull administrative office space and a 100-person community room. However, 6,800-square-feet of additional office space are currently available for lease.

“I think it's a pretty innovative approach to solving the needs of the area and addressing gaps,” Patterson said. “One of the things I think Homefull is known for is coming up with creative solutions, not just trying to Band-Aid a problem. I think this mirrors that philosophy. There are so many layers to the funding of this that it's really the wave of the future. Very few people, that are living in low-income areas, are facing only one problem

or one barrier. It's a multitude of things. I think this helps address so many areas that will help them overcome that.”

For future phases, a housing development on the back 10 acres of the site and a daycare beside the grocery store are currently in planning. At the end of 2023, Homefull submitted a PDAC request to construct a 6,000-square-foot childcare facility on site, but Patterson said the details for both projects will be ironed out over the next year.

“it’s going to be a busy 16 acres over the next five years,” Patterson said.

THE LIST

Dayton-Area Commercial Construction Projects

Cost

| Rank | Prior Rank | Project |
|----------------|------------|--|
| 1 | 1 | Confidential Project |
| 2 | 2 | Wright-Patterson Air Force Base Intelligence Production Center (IPC) III |
| 3 | 3 | Wright-Patterson Air Force Base AFMC Headquarters Renovation |
| View This List | | |