

Community Partners Break Ground on \$52.8 Million Grocery Market and Apartment Complex in Cleveland Innovation District

New project will bolster economic activity, add jobs and address food insecurity in the Fairfax neighborhood

Tuesday, Dec. 14, 2021, CLEVELAND: The City of Cleveland, Cleveland Clinic, Meijer, Fairfax Renaissance Development Corporation and Fairmount Properties broke ground today on a new grocery market and apartment complex in the Fairfax neighborhood of Cleveland.

Positioned to help revitalize and transform the neighborhood, the project will significantly contribute to creating a healthier community by addressing food insecurity, supporting economic development in the area, and providing a new shopping destination for customers from surrounding neighborhoods.

As part of the \$500 million Cleveland Innovation District, the new Fairfax Market mixed-use project will be located on the corner of East 105th Street and Cedar Avenue. The \$52.8 million development will include a 40,000-square-foot grocery market opening by Meijer and 196 apartment units.

Bringing a grocery market to the Fairfax neighborhood was an idea that was born in 2018 when Cleveland Clinic CEO and President Tom Mihaljevic, M.D., and Cleveland City Council President-Elect and Ward 6 Councilman Blaine A. Griffin, hosted a community conversation with residents and leaders to better understand their needs and how Cleveland Clinic could contribute.

Following this session and a walking tour of the Fairfax neighborhood, it became clear that food insecurity was one of the biggest issues facing area residents. According to the U.S. Department of Agriculture, Fairfax has been identified as an urban food desert for its lack of accessible supermarkets.

"I appreciated that from the start, Dr. Mihaljevic understood the importance of Cleveland Clinic's role in the neighborhood and that residents had many areas that needed to be addressed," said Councilman Griffin. "The discussion about bringing a supermarket to the neighborhood started early, recognizing the need of the longtime Fairfax residents."

Grand Rapids, Mich.-based retailer Meijer quickly became the grocer partner for the project based on the offerings of its new small-format market design, which has been launched in several cities throughout Michigan. Cleveland Clinic leaders visited the retailer's small-format store, Bridge Street Market, in Grand Rapids to see the impact this type of market could have in the community.

This new development underscores Cleveland Clinic's commitment to addressing social determinants of health, which are factors other than medical care, such as job opportunities, housing and education that determine 80 percent of a person's overall health. As one of the largest employers in Northeast Ohio, the health system creates indirect and direct jobs that support families, neighborhoods and community life. Collaborating on the grocery market is another way Cleveland Clinic is boosting local indirect employment.

"We are committed to partnering with community and business leaders to help strengthen the neighborhood we call home and lessen the impact of social determinants of health related to food security and employment," said Dr. Mihaljevic. "We are proud to be part of this collaborative project and, working together, I believe we can create a healthier community for everyone."

Much like Meijer's other small-format stores, Fairfax Market will focus on offering customers a unique shopping experience by featuring an assortment of fresh food, artisan groceries, and Meijer and national brand products at low prices. It will create approximately 50 jobs, offering competitive wages, access to health benefits, as well as a 401(k) program with a company match. Fairfax Market will be the first Meijer small-format market outside of Michigan.

"Meijer is committed to our communities, which is why we are so excited to continue our investment in the City of Cleveland with the addition of Fairfax Market," Meijer President and CEO Rick Keyes said. "After the success of our four other neighborhood markets, we look forward to providing this great new store to residents of the Fairfax and surrounding neighborhoods."

The Fairfax neighborhood has a rich history. It was annexed into Cleveland in 1872 and grew rapidly. On E. 105th Street (Doan Street), stores, churches, a hotel and post office operated. It had the first African American-owned bank in Cleveland and, for years, the neighborhood was the city's second major retail and entertainment district.

"Fairfax Renaissance Development Corporation (FRDC) is excited to welcome Meijer to the Fairfax community," said FRDC Executive Director Denise VanLeer. "The project aligns with the vision for Innovation Square, a mixed-use, mixed-income, walkable area along Opportunity Corridor. The store will occupy a gateway corner to the Fairfax neighborhood and help to spur additional development. The location allows residents easy access to fresh food and provides walkability while activating Cedar Avenue. The store provides new employment opportunities and helps to spur additional development. The development repositions underutilized and underperforming land through strategic partnerships and is proximate to growing economic hubs, which is a goal of the Innovation Square Neighborhood Plan."

"Including housing is a great addition," Councilman Griffin said. "It will help the longtime Fairfax residents. This development and another one nearby will jumpstart others and make the Cleveland Innovation District a real destination."

The residential component of new project will feature a parking structure, direct connection to Fairfax Market, walkable access to the Cleveland Clinic campus, and a convenient one block walk to the Cleveland Innovation District.

"This is one of the most meaningful developments Fairmount Properties has been involved in within our past 23 years," said Randy Ruttenberg, Principal of Fairmount Properties. "We are proud to contribute and bring this important economic catalyst to life. The development will benefit the Fairfax neighborhood, while providing the greater University Circle area, its residents and thousands of employees with a world-class, modern grocery store."

Designed by Bialosky and to be built by John G. Johnson Construction Company, the grocery market and apartment complex could open as early as 2023.

About the City of Cleveland

The City of Cleveland is committed to improving the quality of life for its residents by strengthening neighborhoods, delivering superior services, embracing diversity and making Cleveland a desirable, safe city in which to live, work, play, and do business. For more information on the City of Cleveland, visit www.clevelandohio.gov, or follow @CityofCleveland on [Twitter](https://twitter.com/CityofCleveland), [Facebook](https://www.facebook.com/cityofcleveland), [Instagram](https://www.instagram.com/cityofcleveland) and [LinkedIn](https://www.linkedin.com/company/cityofcleveland).

About Cleveland Clinic

[Cleveland Clinic](http://clevelandclinic.org) is a nonprofit multispecialty academic medical center that integrates clinical and hospital care with research and education. Located in Cleveland, Ohio, it was founded in 1921 by four renowned physicians with a vision of providing outstanding patient care based upon the principles of cooperation, compassion and innovation. Cleveland Clinic has pioneered many [medical breakthroughs](#), including coronary artery bypass surgery and the first face transplant in the United States. *U.S. News & World Report* consistently names Cleveland Clinic as one of the nation's best hospitals in its annual "America's Best Hospitals" survey. Among Cleveland Clinic's 67,554 employees worldwide are more than 4,520 salaried physicians and researchers, and 17,000 registered nurses and advanced practice providers, representing 140 medical specialties and subspecialties. Cleveland Clinic is a 6,026-bed health system that includes a 165-acre main campus near downtown Cleveland, 18 hospitals, more than 220 outpatient facilities, and locations in southeast Florida; Las Vegas, Nevada; Toronto, Canada; Abu Dhabi, UAE; and London, England. In 2019, there were 9.8 million total outpatient visits, 309,000 hospital admissions and observations, and 255,000 surgical cases throughout Cleveland Clinic's health system. Patients came for treatment from every state and 185 countries. Visit us at clevelandclinic.org. Follow us at twitter.com/CCforMedia and twitter.com/ClevelandClinic. News and resources available at newsroom.clevelandclinic.org.

Editor's Note: [Cleveland Clinic News Service](#) is available to provide broadcast-quality interviews and B-roll upon request.

About Meijer

Meijer is a Grand Rapids, Mich.-based retailer that operates 258 supercenters and grocery stores throughout Michigan, Ohio, Indiana, Illinois, Kentucky and Wisconsin. A privately-owned and family-operated company since 1934, Meijer pioneered the "one-stop shopping" concept and has evolved through the years to include expanded fresh produce and meat departments, as well as pharmacies, comprehensive apparel departments, pet departments, garden centers, toys, and electronics. For additional information on Meijer, please visit www.meijer.com.

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About Fairfax Renaissance Development Corporation

Fairfax Renaissance Development Corporation (FRDC), is a private non-profit organization serving primarily low

to moderate-income urban residents in the Fairfax neighborhood in Cleveland, Ohio. Incorporated in 1992, FRDC's mission is to "strengthen neighborhoods in Northeast Ohio through comprehensive community development."

FRDC fulfills community revitalization activity through the development of affordable and market rate housing, while promoting economic development activity through commercial, retail and institutional initiatives. The organization acts as a catalyst to spur community visioning through comprehensive master planning. In FRDC's role of convener it advocates for the residents, small businesses, churches, schools and other stakeholders in the community. FRDC develops programs and partnerships to address cultural, educational, financial, health/wellness, housing, recreational, safety, social, sustainability, technology, workforce, and youth initiatives. Since 1996, FRDC has produced over 400 new single-family homes and 100 multi-family units, and rehabilitated over 650 additional units. FRDC has developed over 272,000 square feet of commercial space, built four playgrounds, two neighborhood parks and twelve pocket parks. FRDC developed with partners in 2019 affordable internet services for the area and over the next five years will develop over 400 new housing units. FRDC is committed to continue to build an inclusive, vibrant, and involved community.

About Fairmount Properties

Fairmount Properties is a national, multi-disciplined real estate enterprise headquartered in Cleveland, Ohio. The company specializes in the development of high-quality districts and neighborhoods accented by new retail, residential, office, hospitality, and entertainment uses.

Fairmount Properties focuses on inspiring communities through collaborative and innovative development. Many of these new developments occur within the framework of public-private partnerships, and all include a municipal and community process with the highest priority placed on transparency, collaboration, and consensus-building among key stakeholders.

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Additional assets available online: [**Photos**](#) ⁽¹⁾

<https://newsroom.meijer.com/2021-12-14-Community-Partners-Break-Ground-on-52-8-Million-Grocery-Market-and-Apartment-Complex-in-Cleveland-Innovation-District>