



Trilogy Health Care

15.16 Acres, 9330 Brint Road (Corner of Brint & Mitchaw), Sylvania, Ohio 43623

Challenge

Trilogy Health Care was seeking a second Toledo area campus of 15 to 20 acres on which to build a Senior Continuing Care & Rehabilitation Center that would comprise of independent living units and a 60,000 SF Assisted Living and Rehabilitation Center. A Sylvania area location was sought to complement the existing Monclova Township CCRC that was opened in 2013. Trilogy engaged Ned Coyle to assist with the site selection and acquisition process.

Quick Facts

- 15.16 acres
- Sylvania Township
- \$12,000,000+ of Improvements and tax base added to the community.

Solution

Five possible locations were identified for the client and a Mitchaw Road site was selected because of the rural - neighborhood composition, availability of all utilities and street visibility. There are two upscale subdivisions bordering the north and south property lines of the site and the client worked closely with the each neighborhood association to provide them assurances that the improvement would be an asset to their communities. A number of changes to the site plan were adopted and the site was rezoned successfully through Sylvania Township from rural residential to multi-family PUD.

Results

The two year process of finding the best possible site for the client, holding neighborhood meetings and going through rezoning and site plan approvals will result in a construction start of June, 2015 on the 60,000 SF Assisted Living and Rehabilitation Center that is the main structure as well as 30 independent living villas and clubhouse.