

\$124 million multi-use development planned in Madisonville

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POSTED: 6:48 PM, May 19, 2015

UPDATED: 8:41 AM, May 20, 2015



CINCINNATI -- Plans for a \$124 million Madisonville development announced Tuesday aim to change the once-industrial area of Madison Road and Red Bank Expressway into a place for the community to “stay, work, play and live.”

RBM development plans to build the multi-use facility next to Medpace’s headquarters at the former NuTone factory.

Dolce Hotel & Resorts, part of Wyndham Hotel Group, will operate a 217-room hotel with 16 event spaces, a rooftop garden, and a restaurant with a conference center, according to RBM.

Plans also include an area open to the general public with walking trails, bike paths, upscale restaurants, specialty retailers and banks. Tenants are yet to be considered as RBM determines the availability of space.

“All great neighborhoods require reinvestment,” said August Troendle, Medpace president and CEO for RBM Development. “I am very proud to be able to play a part in reinvesting in the community and really making Madisonville a great place to come stay, work, play and live.”

A history of toxic waste, land contamination and decaying buildings was left behind when Medpace relocated to NuTone factory’s brownfield in 2010, said Seth Barnhard, Medpace development advisor. Recovering the area was RBM’s first project.

Since RBM acquired the location, it has been cleaned up and restored with the addition of three buildings and the renovation of an existing structure into Medpace’s rainbow parking garage, Barnhard said.

Due to lack of use, the garage will be reinvented once again and serve as the multi-use community facility, Troendle said.

Although the structure of the building will remain the same, it will be expanded and renovated. Construction is expected to start within the next six months, but the project won’t be finished until early 2017, Barnhard said.

The new development will bring more than 700 permanent jobs to Madisonville, according to RBM, along with another 220 jobs during the time of construction.

“We are here to create memories for people and experiences for people, both on the social leisure side and the event side,” said Richard Maxfield, Dolce Hotel & Resorts senior vice president of operations.

RBM committed to the investment after the Eastern Corridor Program, intended to improve roadways from Downtown to Clermont County, was implemented, said Hamilton County Commissioner Todd Portune, who is also chair of the Hamilton County Transportation Improvement District.

The Madisonville component of the Eastern Corridor Program includes Red Bank enhancements and a new connector road with Duck Creek. These improvements are critical to congestion mitigation, traffic management and providing access to the site, Portune said.

“This is a great example of how transportation improvements pave the way for economic development,” Portune said.