Project of the Month SC

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220,000 S/F WALMART SUPERCENTER FEATURES WIND POWER; PHASE TWO SCHEDULED TO OPEN IN LATE FALL 2011 Phase One of Madison Properties' 400,000 s/f **Worcester Crossing retail complex opens**

WORCESTER, MA Worcester Crossing, a new shopping center featuring the largest Walmart Supercenter in New England with 220,000 s/f of space, opens in May along Rte. 146 near the Mass Pike.

As the first of two phases in a fully approved 400,000 s/f retail complex on a 43-acre site, the store will be the first Walmart in New England with wind turbines to generate electricity.

The second phase of Worcester Crossing, a project of Madison Properties of Boston, includes a 136,000 s/f Sam's Club membership value store and an Olive Garden restaurant. It will also have about 30,000 s/f of additional retail, with seven or eight smaller shops. The second phase is scheduled to open in late fall 2011.

"Worcester Crossing will be a great addition to Worcester's retail marketplace," said Worcester city manager Michael O'Brien. "It will not only serve the city of Worcester but also draw residents from the Blackstone Valley and central Massachusetts into the city."

Madison Properties and its president, Denis Dowdle, acquired the former industrial property in 2004. Part of Worcester's rich industrial and employed about 10,000 people as efficiency. Inside, skylights will help a wing of a U.S. Steel manufacturing save electricity by "daylight harvestfacility there.

"The Worcester Crossing project has not only revitalized a blighted area and committed to job creation but also has taken a step further by investing in innovation that will support clean and efficient energy for the city of Worcester," said Massachusetts Lt. Gov. Timothy Murray,

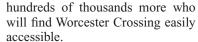


a former Worcester mayor.

Madison worked with the City of Worcester to rezone the elongated brownfield site, adjacent to the Blackstone River running along its west side, for general business use. The reinvigorated Blackstone corridor will accommodate a bicycle path, eventually linking to historic former industrial sites along the river in Rhode Island and connecting Worcester and Providence for cyclists.

within a 1,500-car parking area, will provide a large portion of the electricity needed to light the exterior history, it was known as Southworks and will signal the project's energy ing," in coordination with a sensorcontrolled lighting system.

The Walmart Supercenter, which includes a large grocery store, and Sam's Club and other stores scheduled to open next year, will add considerably to the shopping options of the 175,000 people who live in Worcester, as well as



"We are delighted to be bringing these exciting new shopping opportunities to Worcester and the eastern and central Massachusetts region, and it has been rewarding working with the forward-looking representatives of the city and the neighborhood," said Dowdle.

The site is served by ramps from Rte. 146 at both north and south The 12 wind microturbines, placed ends. The Rte. 146 exit from nearby I-90, the Mass Pike, opened in the 1990s, and the section of 146 into central Worcester was upgraded in 2007. Worcester Crossing is about 45 minutes' drive from Boston. The new shopping center is also accessible by two bus lines on the WRTA system, the 4 and 11 buses.

City manager O'Brien said that the city and development team worked closely to make sure Worcester Crossing "is a hallmark of thoughtful design-from aesthetics to transportation alternatives to environmentally friendly energy components."

in the Worcester neighborhood of "I look forward to the opening and to the growth that this project's Quinsigamond Village, was one of three complexes that produced steel success will inspire," he said. The sprawling manufacturing wire in the city and were operated plant known as the Southworks. by American Steel and Wire, which

Norcester Crossing Project Team

Madison Properties
Gilbane
Bohler Engineering
Tetratech Rizzo
Colliers Meredith & G
Brennan Dain LeRay V
Keating Enterprises
Bank of New England
Deerpath Energy
Atlantic Retail Proper
Tom Palmer Communi

Civil Engineer

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Congratulations to Madison Properties on another successful project!



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became American Steel.

and storage.

tion Center.

U.S. Steel closed its operations

at the Southworks site in the early

1980s. The buildings had since been

occupied by a number of tenants and

used for light industrial purposes

Construction manager on the

Worcester Crossing project was Gil-

bane, Inc. of Boston, which started

work in the summer of 2008. Civil

engineering was done by Bohler En-

Landscaping along the Blackstone

River and elsewhere on the site was

done by Keating Enterprises of

Worcester. Leasing is by Atlantic Re-

tail Leasing. The project was financed

development company, has several

other projects. Madison has approv-

als from the City of Boston for a

500-room hotel on Congress St. on

the South Boston Waterfront, near

the Boston Convention & Exhibi-

Madison Properties, a real estate

gineering of Southborough.

by Bank of New England.



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Congratulations to our client, Madison Worcester, for being selected as the Project of the Month.



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Gilbane congratulates Madison Properties for the completion of the Worcester Crossing project.

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