



# Marathon

CONSTRUCTION & DEVELOPMENT

## Parcels 8 & 8A



*Collaborating from Concept to Completion*

# Who Is Marathon?

Marathon is a family-owned and operated general contractor and developer, led by father and son, Harry and Frank Angevine. Our work centers on creating multi-family housing, with a strong commitment to affordability. We also take on select commercial projects, primarily those supported by New Market Tax Credits.

At Marathon, we are dedicated to building thoughtfully, working collaboratively, and creating lasting communities—together.



## HISTORY

-  **1996** Founded by Harry Angevine
-  **2001** Relocated to Rhode Island
-  **2004** Grew to \$200MM in Revenue Spanning MA/RI/CT/NY/NJ
-  **2015** Relocated to Massachusetts
-  **2017** Pre Development of Worcester Sports Center
-  **2019** Entered Affordable Housing in RI Market
-  **2020** Rockville Mill
-  **2023** Copley Chambers I
-  **2024** Copley Chambers II & III
-  **2024** Flynn Begins Construction
-  **2025** Lippitt Mill Begins Construction

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# Developments in the Neighborhood

## Copley Chambers II & III

- Located on Broad Street
- 124 Units of Income Restricted Housing
- Includes 6,900 sqft Health Center
- Open doors in August of 2024

## The Flynn

- Located in Hospital District
- 178 Units of Income Restricted Housing
- Includes 10,000 sqft community facility
- Completion in April of 2026
- Strong interest from the community; +220 pre-applicants

## Envision Charter School

- Located on Same Parcel as the Flynn
- AchievementFirst K-8 Charter School
- Completion in June of 2027

## *Copley Chambers II & III Complete*



## *Rendering Flynn & Envision School*



# Proposed Development



**136 Units**



**6 Stories**  
with 0.5:1 Parking



**6,500 sqft**  
of Commercial Space  
Facing Wickenden Street



**\$48M**  
Total Development Cost

**20%**



of Units  
@ 50% AMI LIHTC

**31%**



of Units  
Unrestricted  
Discounted 15%  
from Market Rents

**49%**



of Units  
Unrestricted @  
Market Rents

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# The Team



Developer: **Marathon Development**



General Contractor: **Marathon Construction**



Architect: **Branch Architects**



Civil & Environmental Engineer: **VHB**



Structural Engineer: **Souza True**

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# Timeline

## Milestone Schedule:

2026



2026-02-13: Site Control



2026-03-01: Design Kick Off



2026-05-01: Project Preliminary Approval CPC



2026-07-01: 50% Drawings



2026-07-01: Project Final Approval CPC



2026-12-01: 100% Drawings



2027-02-01: Building Permit Issued



2026-06-01: RI Housing 4% LIHTC Application



2026-08-01: RI Housing Preliminary Commitment



2026-12-01: RI Housing Firm Commitment



2027-01-01: Closing Process Start



2027-03-01: Financial Closing



2027-03-01: Ground Breaking



2028-05-01: Construction Completion

2027

2027-01-01: Closing Process Start

2027-02-01: Building Permit Issued

2027-03-01: Financial Closing

2027-03-01: Ground Breaking

2028



2028-05-01:  
Construction  
Completion

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# Site Plan



## Conceptual Site Plan

Marathon Development, LLC - Parcel 8 - 8A  
45 Pike Street and 445 South Main Street, Providence, RI



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# Questions?



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