



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.



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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

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



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Proposed Development



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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: RIHousing 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

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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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