

280-290 & ES  
WARREN STREET



ROXBURY, MA

# PRESENT DAY CONDITION 274-280 WARREN STREET

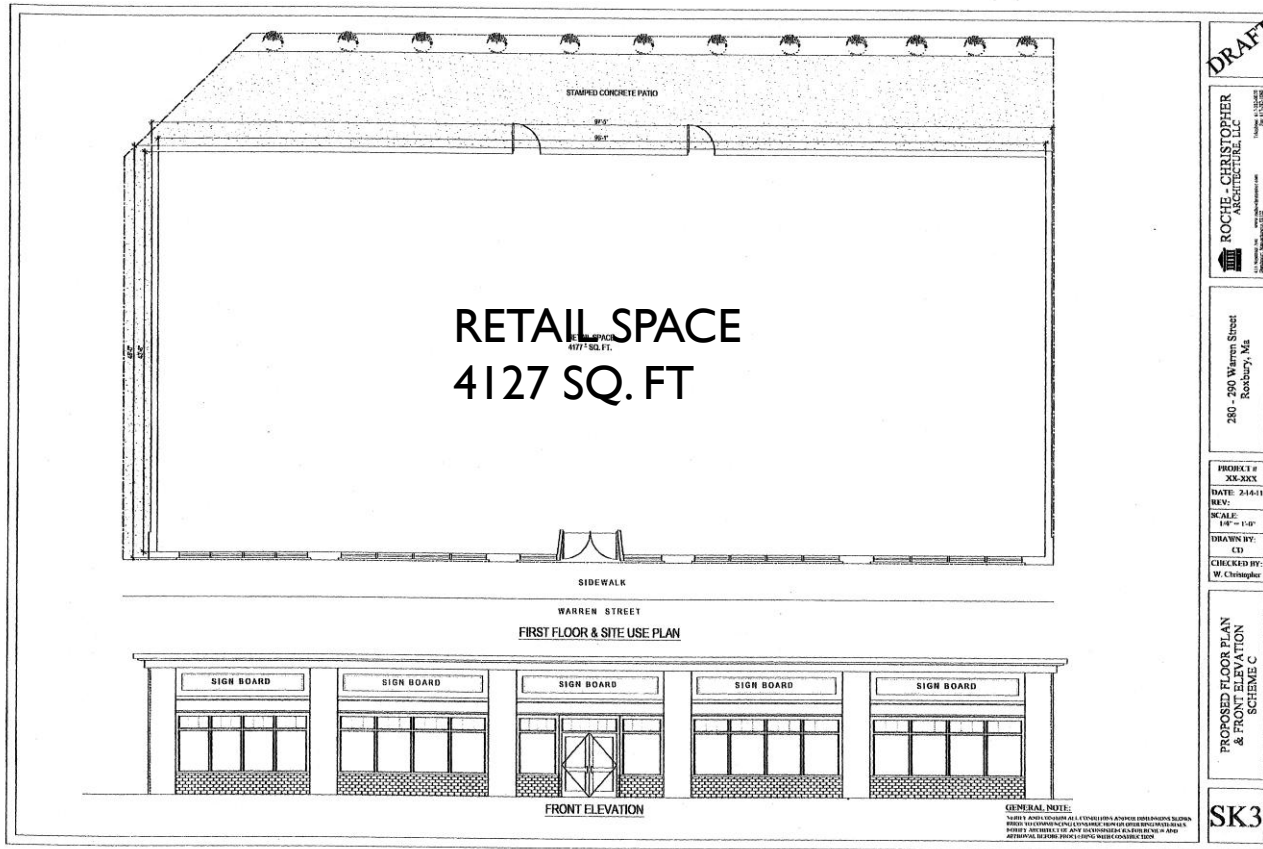


# AERIAL VIEW

## 274-290 WARREN STREET

The image is a screenshot of a web browser displaying Google Maps. The browser's address bar shows the URL: <https://www.google.com/maps/place/280+Warren+St,+Roxbury,+MA+02119/@42.3209583,-71.0816018,85m/data=!3m1!1e3!4m2!3m1!1s0x89e37a33a51da223:0x52b48>. The search bar contains the text "280 Warren Street, Boston, MA". The map shows an aerial view of the area around 280 Warren Street, with a red location pin and a label "280 Warren St" pointing to a building. The street "Warren St" is visible, along with "Waverly St" to the right. The map interface includes a search bar, a street view pegman, and a taskbar at the bottom. The taskbar shows the Windows logo, several application icons (including Internet Explorer, Chrome, and various office applications), and the system tray with the date "4/9/2015" and time "1:33 PM".

# PROPOSED SCHEME 1



DRAFT

ROCHE - CHRISTOPHER  
ARCHITECTURAL, LLC  
1000 Main Street, Suite 200  
Roxbury, MA 01868  
Phone: 978.335.8888

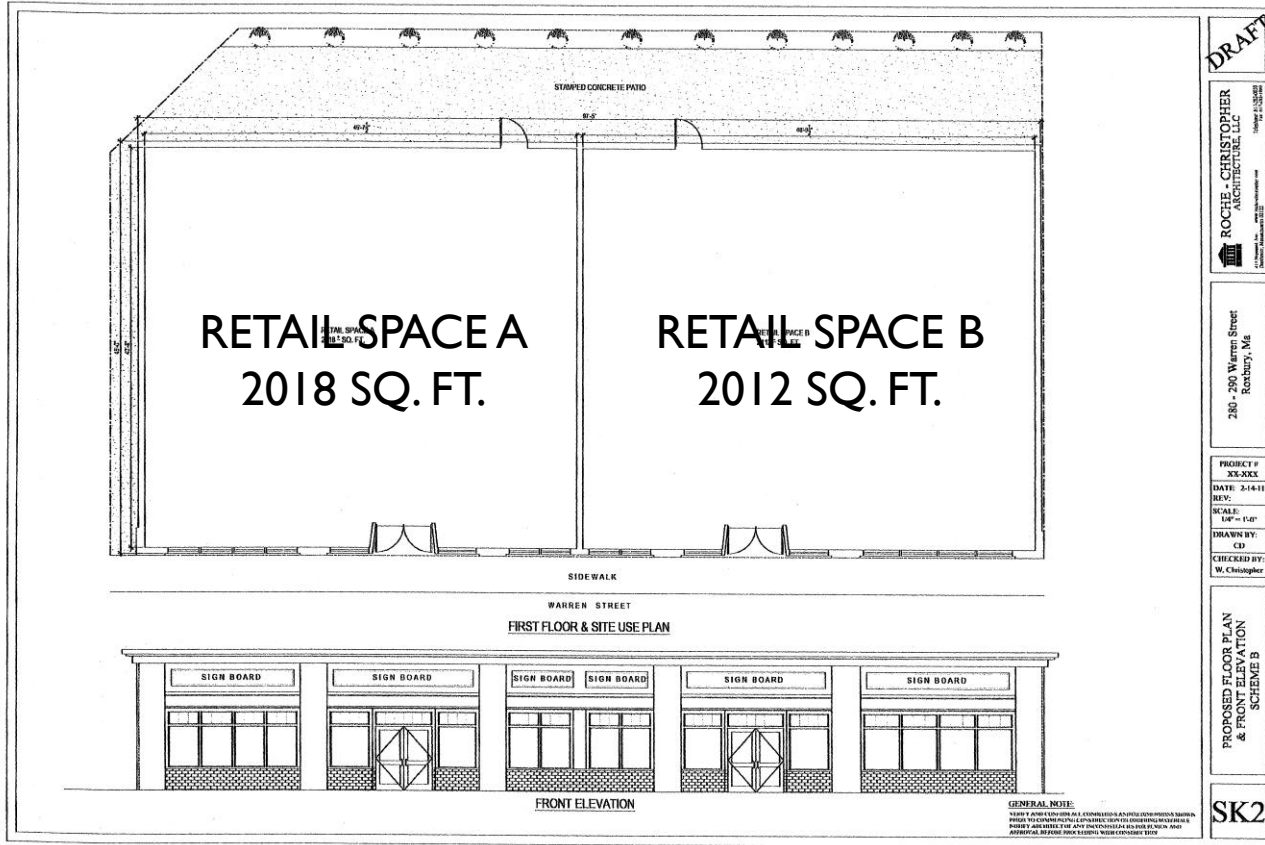
280 - 290 Warren Street  
Roxbury, MA

PROJECT #  
XS-2008  
DATE: 2-14-11  
REV:  
SCALE:  
1" = 1'-0"  
DRAWN BY:  
CD  
CHECKED BY:  
W. Christopher

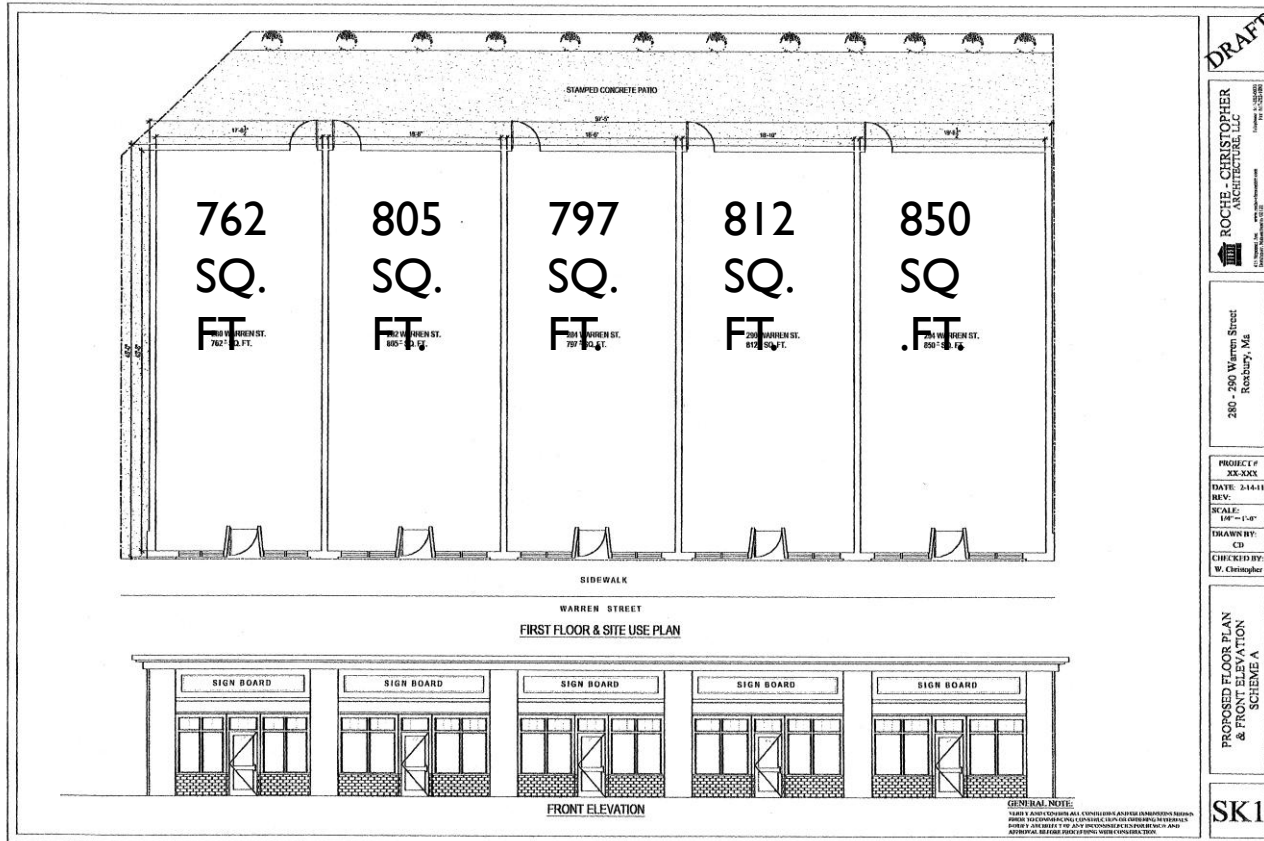
PROPOSED FLOOR PLAN  
& FRONT ELEVATION  
SCHEME C

SK3

# PROPOSED SCHEME 2



# PROPOSED SCHEME 3



DRAFT

ROCHE - CHRISTOPHER ARCHITECTURE, LLC  
 280 - 290 Warren Street  
 Rehoboth, VA

280 - 290 Warren Street  
 Rehoboth, VA

PROJECT # XX-XXX  
 DATE: 2-14-11  
 REV:  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: CD  
 CHECKED BY: W. Christopher

PROPOSED FLOOR PLAN & FRONT ELEVATION SCHEME A

SK1

# DEVELOPMENT TEAM

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- ▶ • TED AHERN – Development Partner
- ▶ • BRENDAN FEENEY – Managing Partner
- ▶ • GREG FEENEY – Partner
  
- ▶ • ROCHE - CHRISTOPHER ARCHITECTURE, LLC
- ▶ • THOMAS KENNEDY & SONS – General Contractor



# DEVELOPMENT TIMETABLE

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- ▶ • **Zoning and Permitting –** 7–10 Months
- ▶ • Permitting
- ▶ • Zoning Board of Appeal
- ▶ • Decision Return
- ▶ • Appeal Period
- ▶ • Issue of Permit





# DEVELOPMENT TIMETABLE

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- ▶ • **Construction** – 5– 8 Months
- ▶ • Framing, sheathing, installation of new roof.
- ▶ • Exterior rehab.
- ▶ • Installation of mechanical/electrical systems.
- ▶ • Finish.
- ▶



# DEVELOPMENT TIMETABLE

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- ▶ • **Leasing** – 1 - 12 Months
- ▶ • Anticipated vacancy before full occupancy.
- ▶



# PREVIOUSLY COMPLETED PROJECTS

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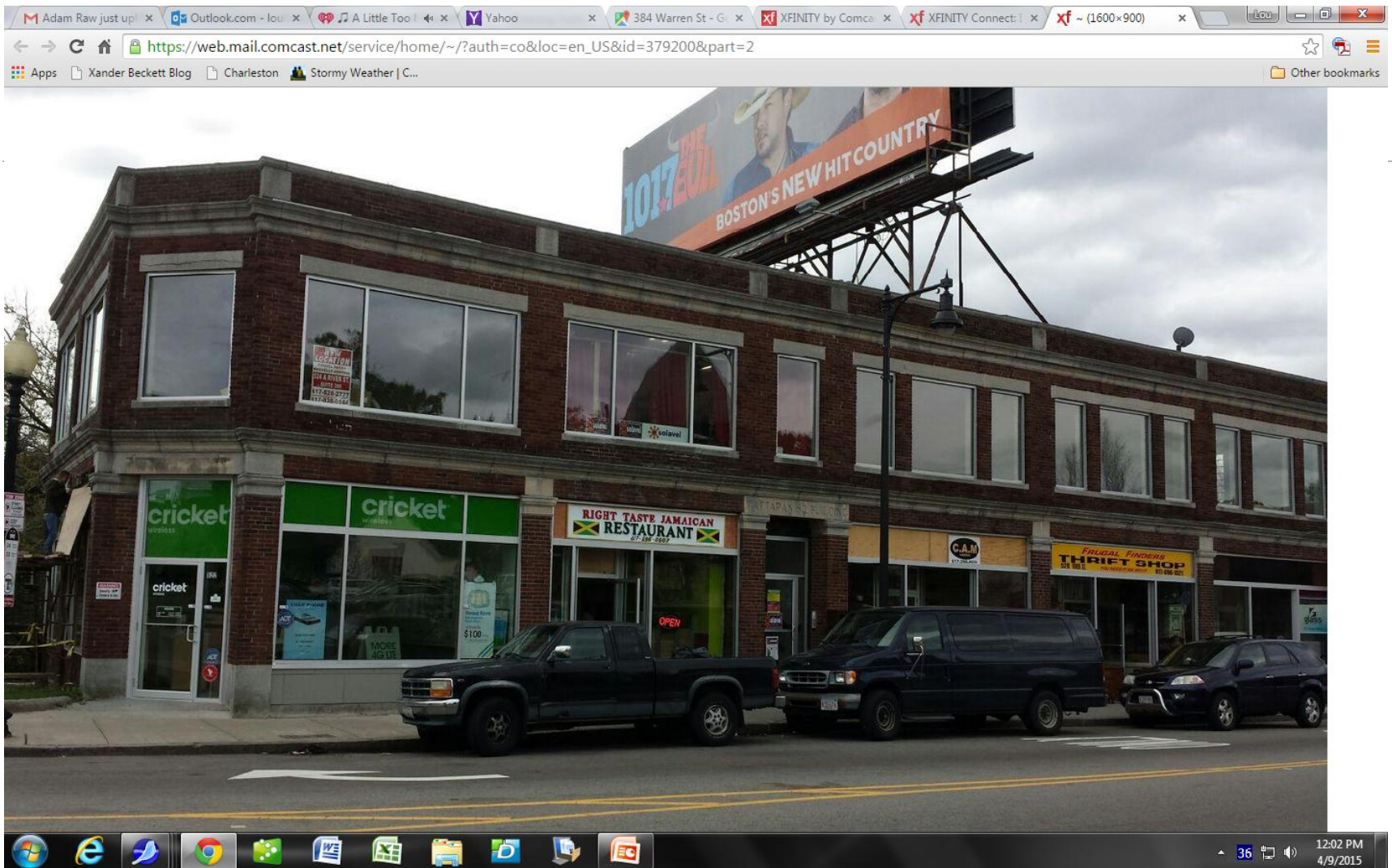
1501 DORCHESTER AVE – PRIOR TO RENOVATION



1501 DORCHESTER AVE – TODAY



522 RIVER STREET, MATTAPAN – PRIOR TO RENOVATION



522 RIVER STREET, MATTAPAN – TODAY (WORK IN PROGRESS)



493 DUDLEY STREET – PRIOR TO RENOVATION





493 DUDLEY STREET – TODAY



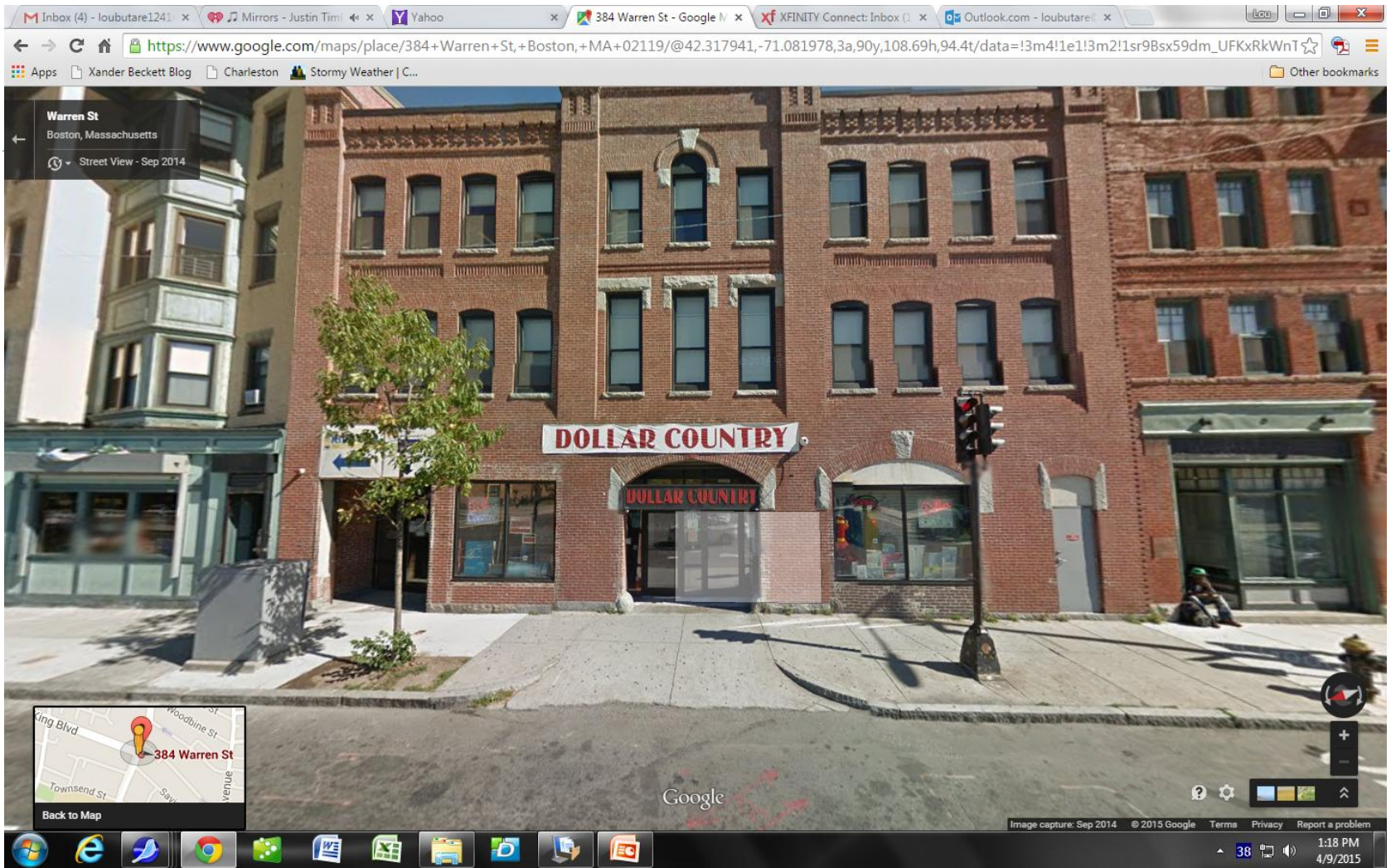
384 WARREN ST. (MAYHEW ST.VIEW) – PRIOR TO RENOVATION



384 WARREN ST. (MAYHEW ST.VIEW) – TODAY



384 WARREN ST. – PRIOR TO RENOVATION



384 WARREN ST. – TODAY



2136 WASHINGTON STREET – PRIOR TO RENOVATION



2136 WASHINGTON STREET – TODAY (WORK IN PROGRESS)





16-24 HANCOCK STREET – PRIOR TO RENOVATION







16-24 HANCOCK STREET - TODAY

# BENEFITS FOR THE COMMUNITY

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- ▶ • Improvements to the current condition of the existing building.
  - ▶ • New retail uses or potential restaurant uses.
  - ▶ • No liquor store, check cashing or dollar stores.
  - ▶ • Employment of local residents during the development of the existing site.
  - ▶ • A new use of the existing site of 274 Warren St. which is the abutting property and could be an addition to the existing 4177 sq. ft. to a total of 6,000 sq. ft. +/-.
  - ▶ • The opportunity for local residents to open a new business.
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# BENEFITS FOR THE COMMUNITY cont.

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- ▶ • For the opportunity of needed businesses that will benefit the community (i.e., Tailor Shop, Barber Shop, Neighborhood Drug Store, etc.)
- ▶ • The creation of gainful employment for local residents for full and part time jobs.
- ▶ • New business are generally created when new businesses are developed within the local area.

