

350 Rindge Avenue

Planning Board Meeting

November 10, 2026

Key Project Highlights

92
Total Homes

100%
Income-Restricted Units

>61%
Family-sized units

Up to 5,000 SF
Ground Floor Retail

- 92 Units of 100% affordable housing across a mix of 1-, 2-, and 3- bedroom apartments
- Deep affordability with ~28% of units serving households at or below 30% AMI; Overall affordability spans 30-100% AMI
- Ground Floor retail to preserve the existing neighborhood grocery store
- Unit mix: 36 one-bedrooms, 30 two-bedrooms and 26 three-bedrooms
- Transit Oriented, located 0.3 miles away from the Alewife Station (Red Line), along the 83 Bus Route
- 10-story building with resident amenities including fitness center, outdoor patio community space and common laundry rooms



Boston Communities

Boston Communities is minority–owned & led team of advocates and developers working to bring in the next generation of real estate firms by building mixed–income, transit–oriented, and environmentally sustainable communities that strengthen neighborhoods and increase economic mobility.

965+ Homes Created/Under Development

5 Years of Experience

Lines of Work

- Development
- Development Consulting
- OPM Services
- Mentorship/Teaching

Deployed $50M of Equity

Affordable Housing Services Collaborative, Inc.

AHSC is a 501c3 non–profit organization founded in 2001 who's mission to provide and preserve affordable housing with services for various populations. AHSC has been involved in over 40 projects either directly through acquisition, development, rehabilitation, construction, or as a special non–profit member of the owner and providing a significant role in the project financing plan, we have created or preserved over 3,000 units as affordable



3,316+ Homes Created/Under Development

25

Years of Experience

47

Projects



$360M invested in Development

Zoning Compliance

- **Zoning**
  As designed, the building fully complies with the design standards required of the Affordable Housing Overlay (AHO)
- **Article 22**
  The design for 350 Rindge complies with Article 22 including the Green Building and Green Factor standards. Designed to meet Passive House Standards
- **Bicycle Parking**
  100 long term interior bicycle spaces are provided for the development in addition to short term bicycle parking in both the front and back of the building.

Zoning Compliance

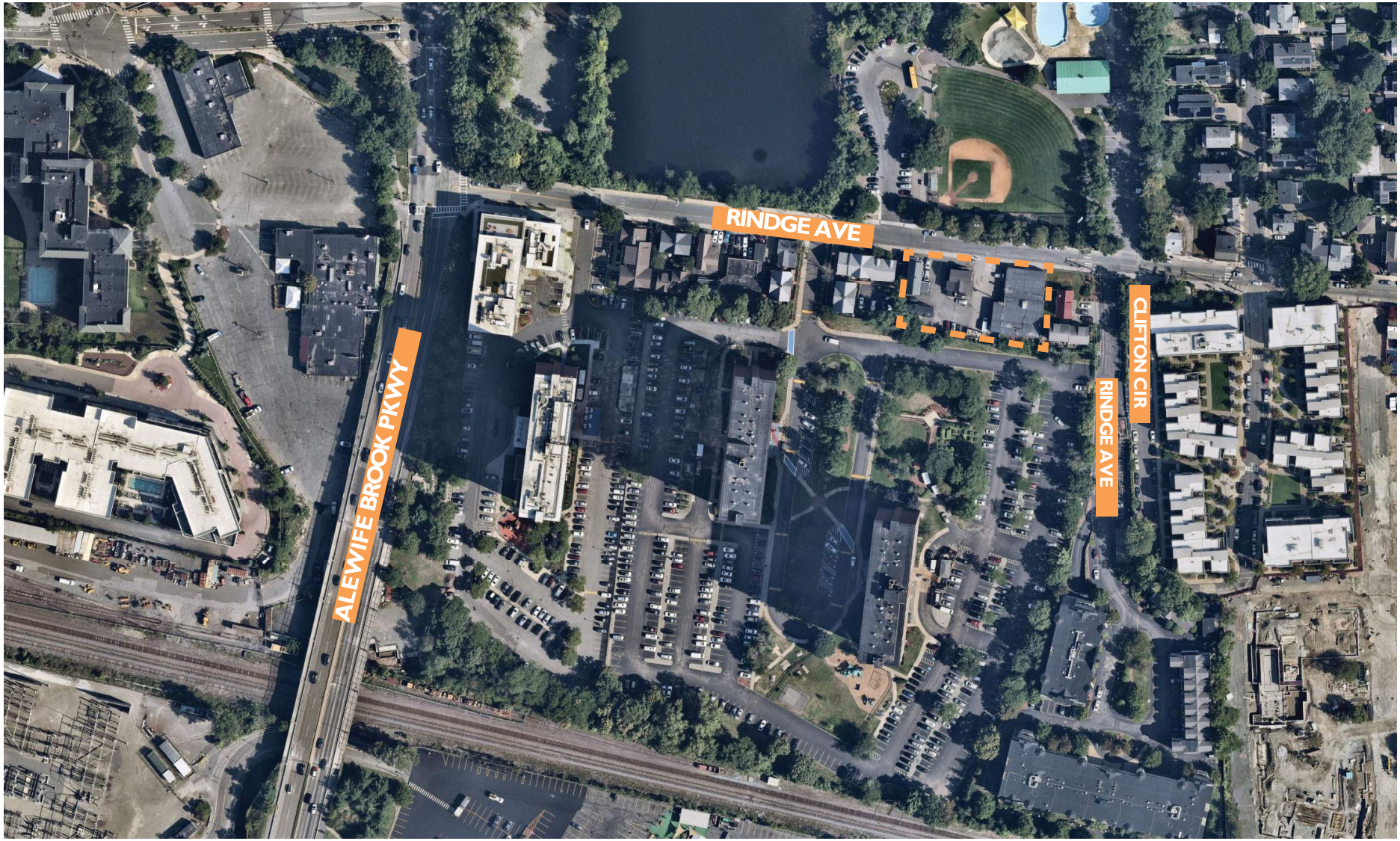
Parcel Information – *Provide one form for the entire parcel*

	Existing	District Zoning Standards	AHO Zoning Standards	Proposed
Base Zoning District(s)	Residence C-1A (a)			
Overlay Zoning District(s)	Mixed Use Residential			
Lot Area, in sq. ft.	22,364 sq. ft.	None	None	22,364 sq. ft.
Gross Floor Area (GFA), in sq. ft.	8,261 sq. ft.	No min.	No min.	128,867 sq. ft.
Dwelling Units	4	No min. (b)	No min.	92
Affordable Dwelling Units	0	No min.	No min.	92
Total Open Space, in sq. ft.[1]	0	15% [b]	15%	15.7%
Private Open Space	0	None	None [e]	0
Permeable Open Space	0	None	None [e]	0
Open Space above Ground Story	0	None	None [e]	0
Total Off-Street Parking Spaces	Unknown	No Min., No Max. (res) / 1/250 sf (retail)	No min.	17(h)
Provided on-site			0	17(h)
Provided off-site[2]			0	0
Long-Term Bicycle Parking Spaces		96 (c)	96	100 (f)
Short-Term Bicycle Parking Spaces	0	12	12	24 (g)
Provided on-site				24 (g)
Fund contribution[3]				0
Public Bicycle Sharing Stations[4]	0	N/A	N/A	No
Provided on-site	0	N/A	N/A	N/A
Provided off-site	0	N/A	N/A	N/A
Loading Bays	0	0	0	0

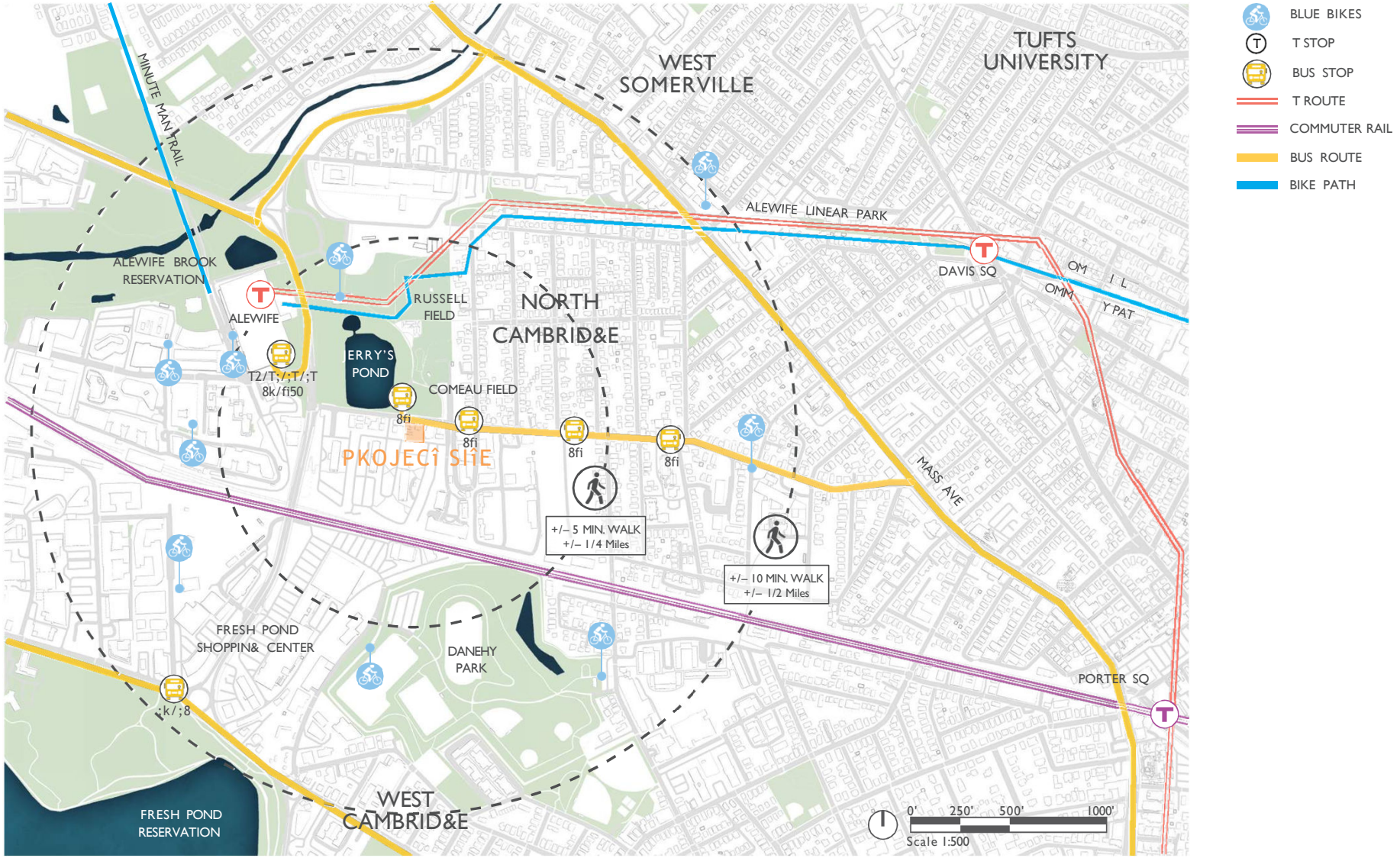
Context Map – Greater Context



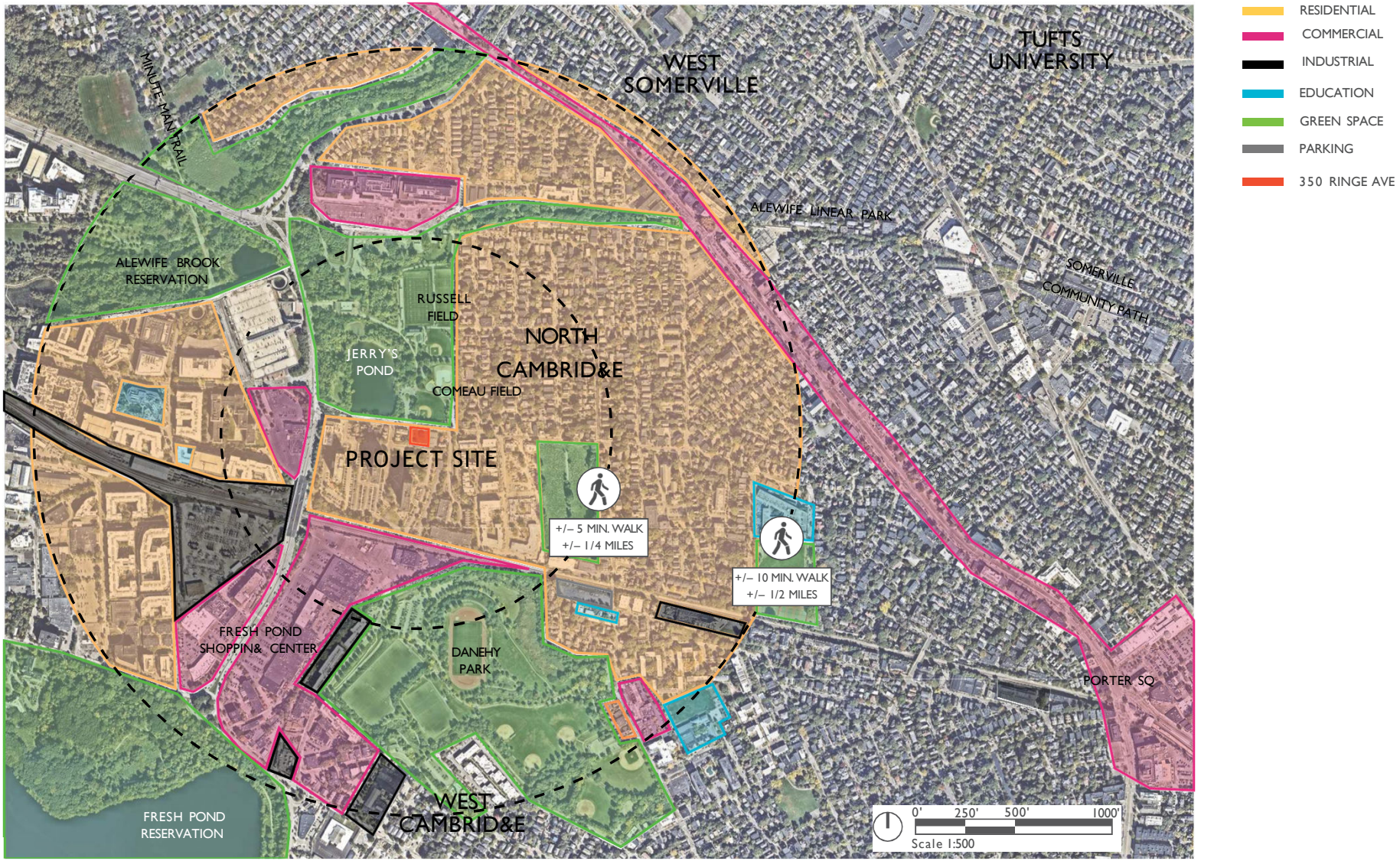
Context Map



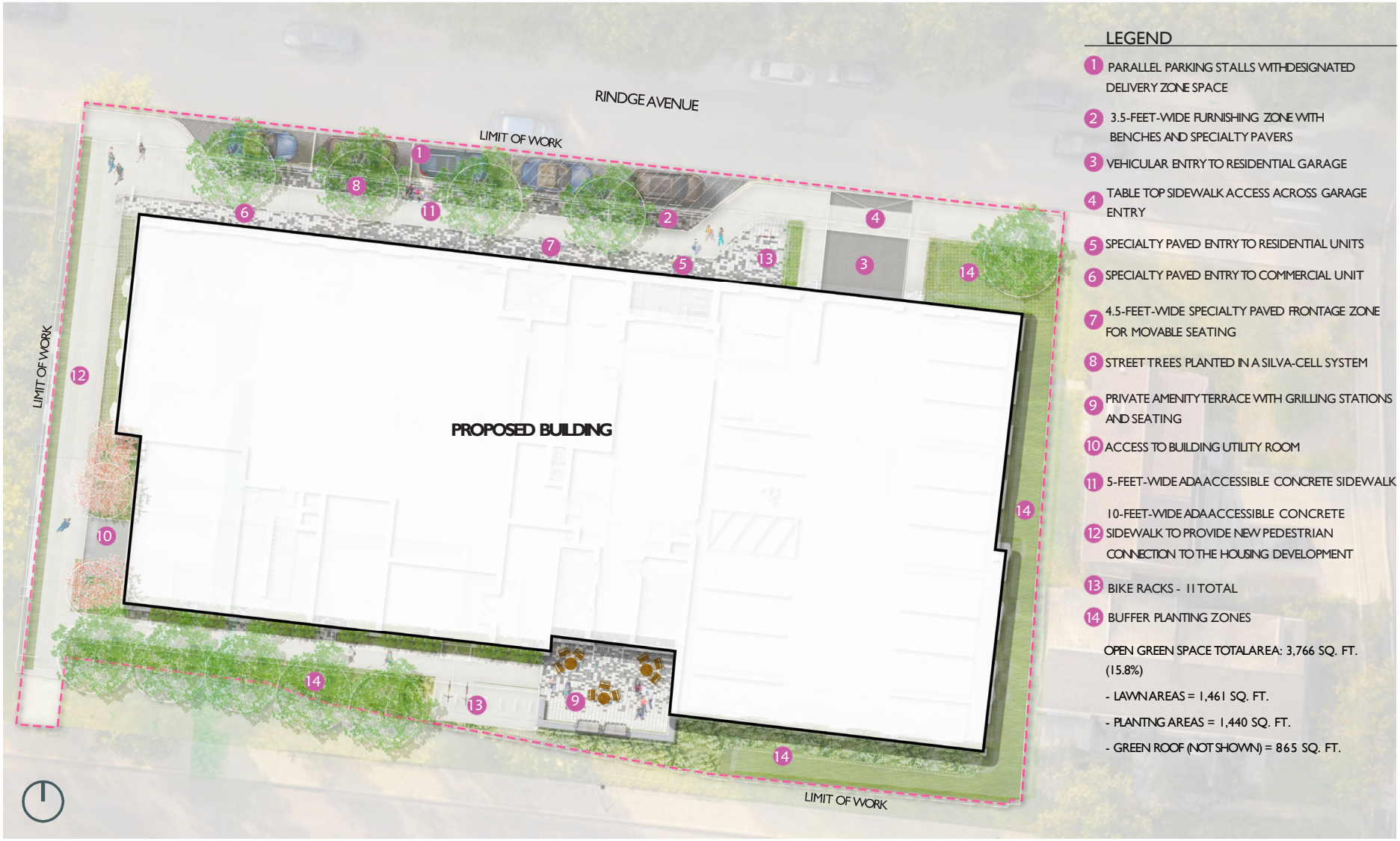
Transit Diagram



Land Use Diagram



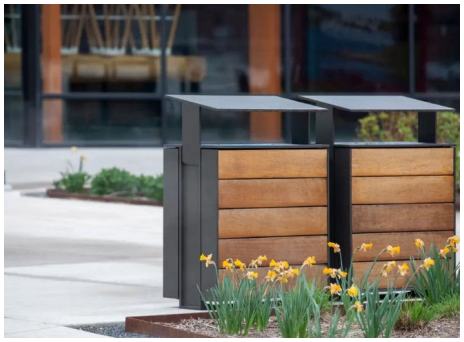
Proposed Rendered Site Plan



Landscape Feel/Vibes





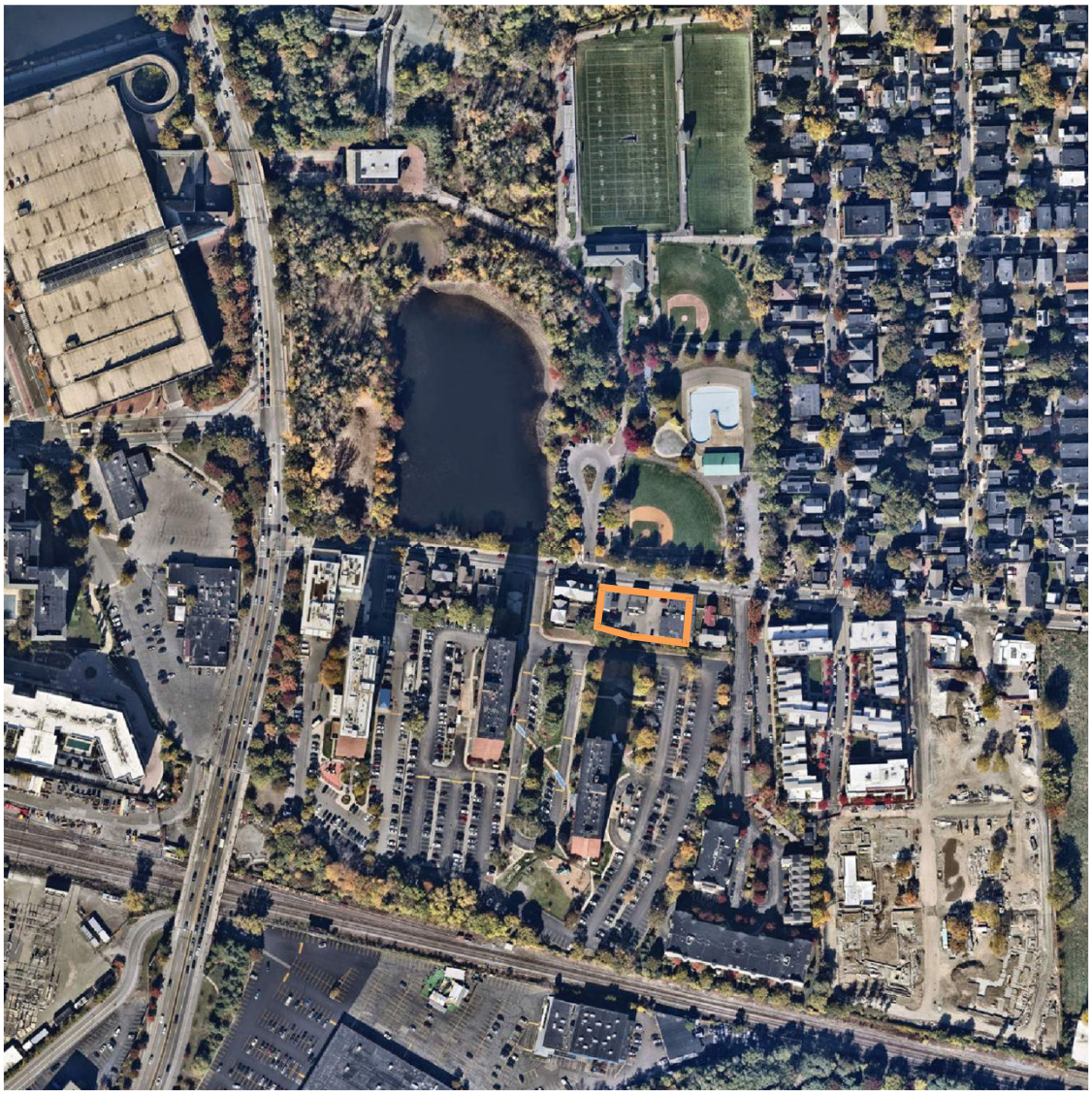









Overarching Notions



Area from Fresh Pond to Spy Pond was known as "Great Swamp"
Swamps:
- Transitional area – both/neither land and water
- Historically misunderstood, but vital ecosystems
- Changing perspectives, notions, understandings – ripple effect

Recreation field and pond adjacent – point of urban contrast –
- rigidity and play; ordered and organic

History of clay pits and brickyards – influence color palette;
- incorporate masonry

Verticality – don't want to be heavy/bulk

Contextual response with massing

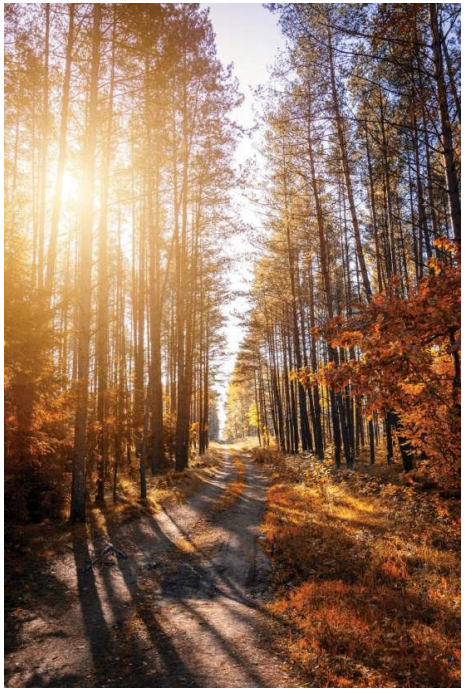
Feels:

Light, natural, inviting, vertical

Does not feel:
Heavy, overbearing, blocky, gloomy

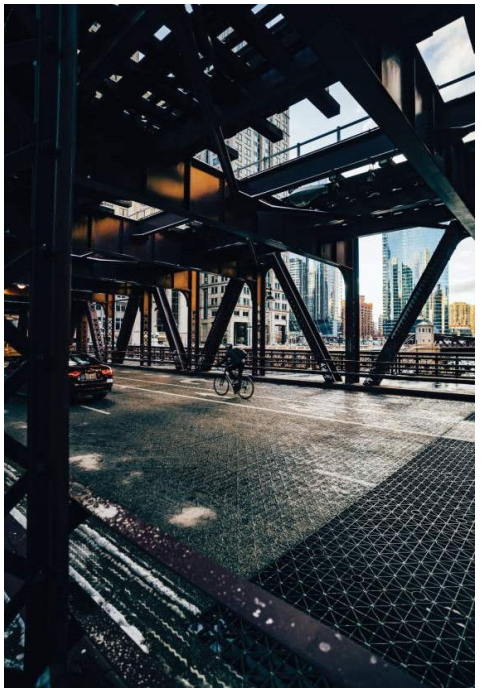
Ripple – Change and Transition
Verticality and Contextual Response
Nod to Clay + Brick History

Feel/Vibes











Architectural Precedents









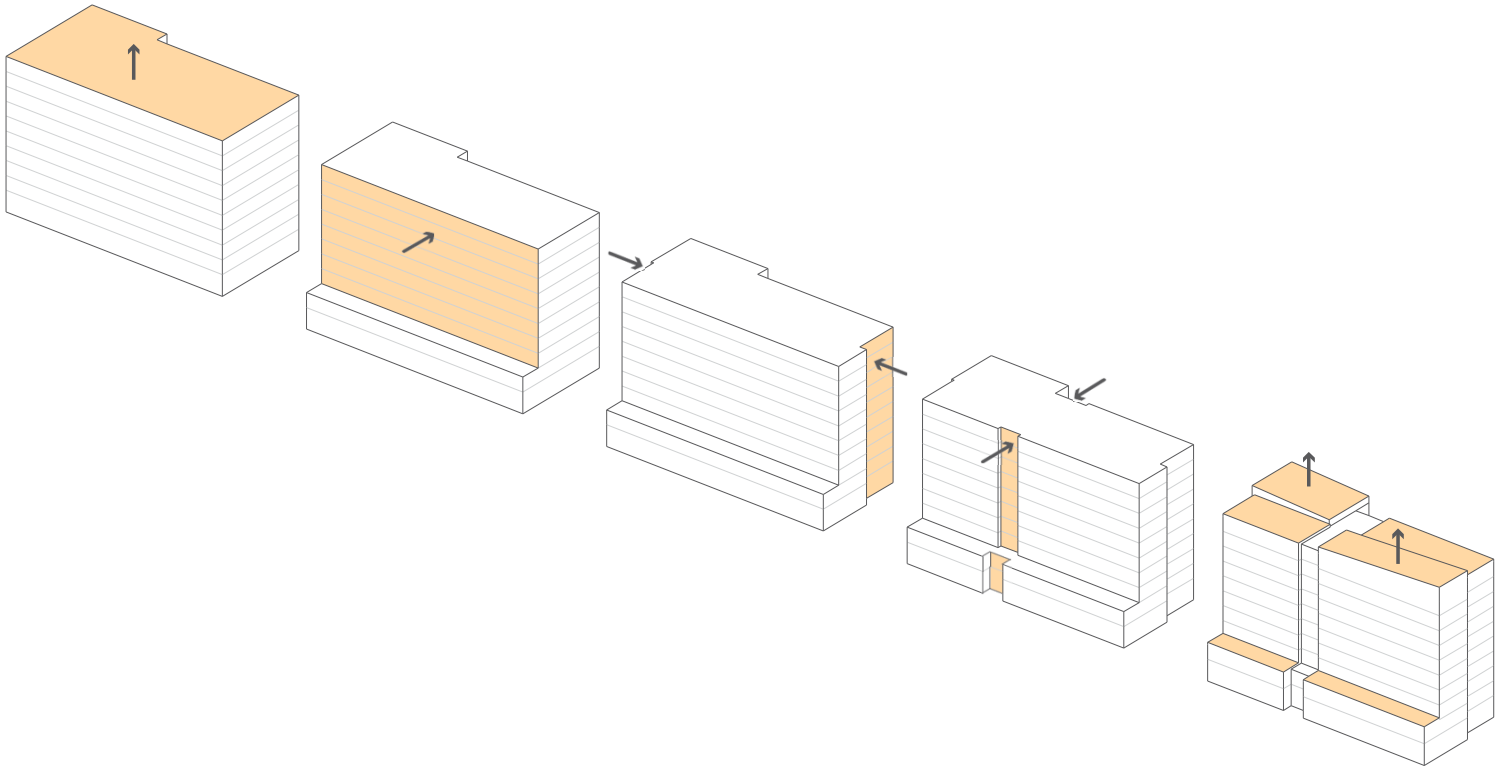




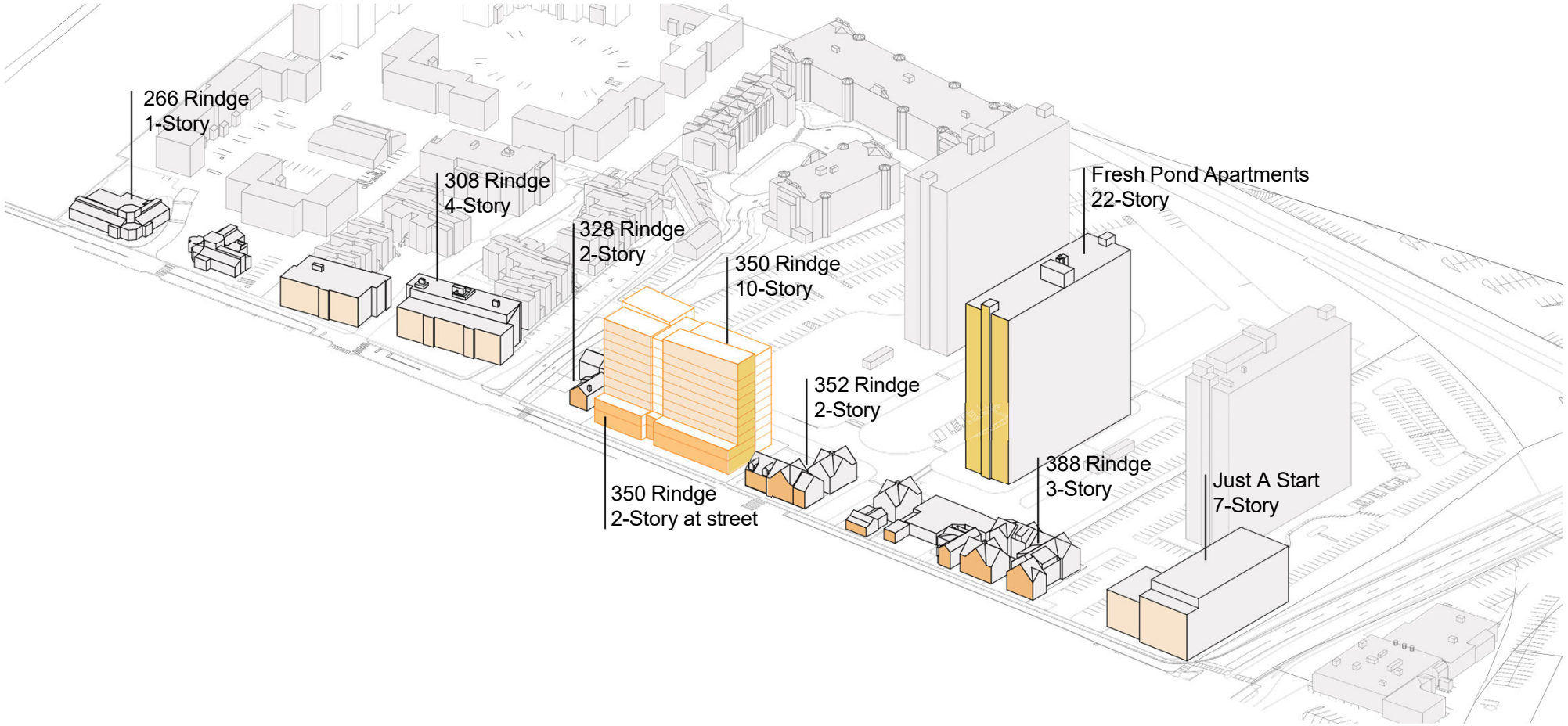




Building Massing Diagram



Contextual Massing Diagram



Proposed Ground Floor Plan



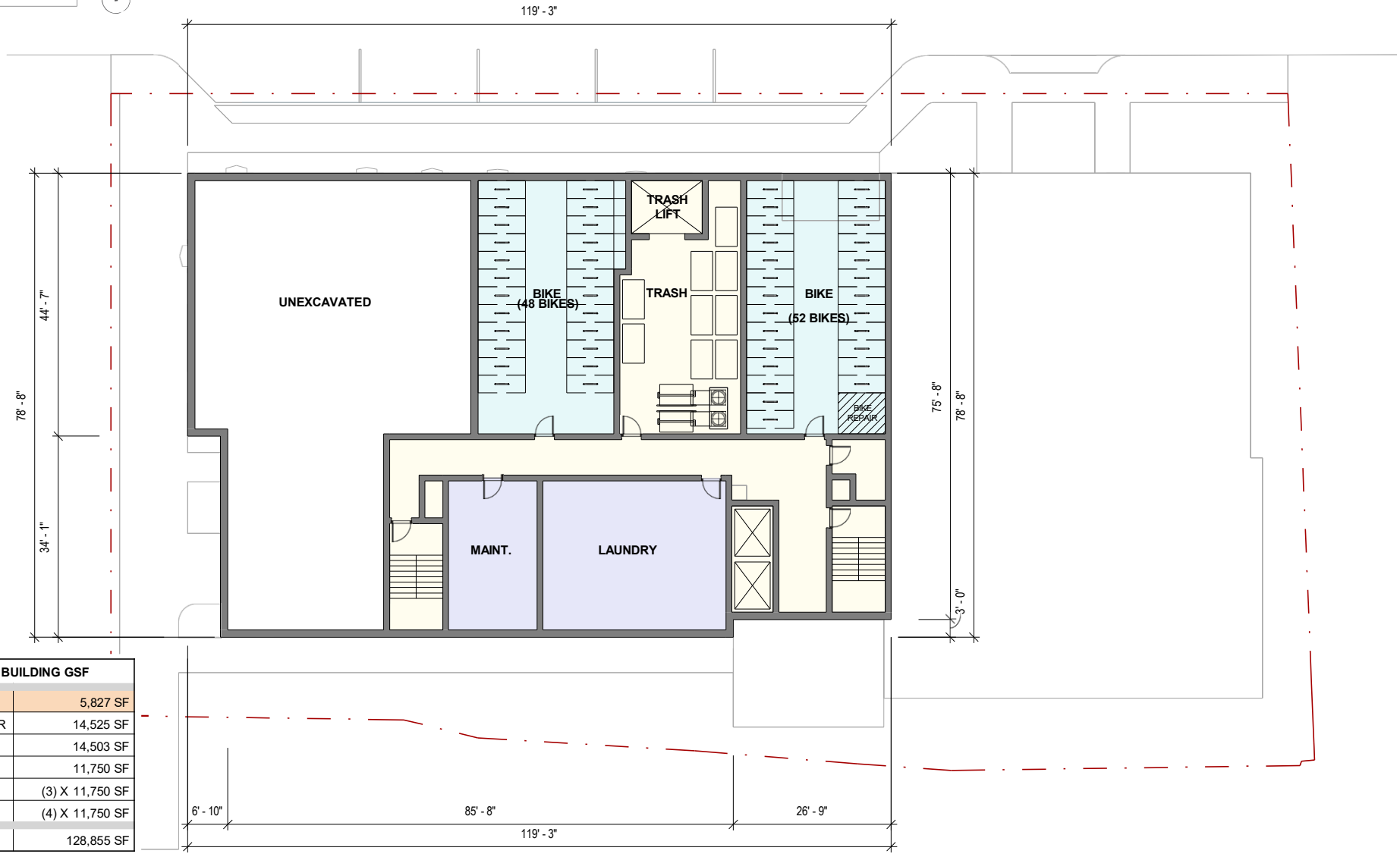
OVERALL BUILDING GSF	
BASEMENT	5,827 SF
GROUND FLOOR	14,525 SF
LEVEL 2	14,503 SF
LEVEL 3	11,750 SF
LEVEL 4-6	(3) X 11,750 SF
LEVEL 7-10	(4) X 11,750 SF
TOTAL GSF	128,855 SF

Proposed Basement Floor Plan

0' 8' 16' 32'

Scale 1/16" = 1'

Window Unit Sizes:
A: 5'-3"
B: 2'-8"



OVERALL BUILDING GSF	
BASEMENT	5,827 SF
GROUND FLOOR	14,525 SF
LEVEL 2	14,503 SF
LEVEL 3	11,750 SF
LEVEL 4-6	(3) X 11,750 SF
LEVEL 7-10	(4) X 11,750 SF
TOTAL GSF	128,855 SF

Proposed Second Floor Plan

0' 8' 16' 32'

Scale 1/16" = 1'

Window Unit Sizes:
A: 5'-3"
B: 2'-8"



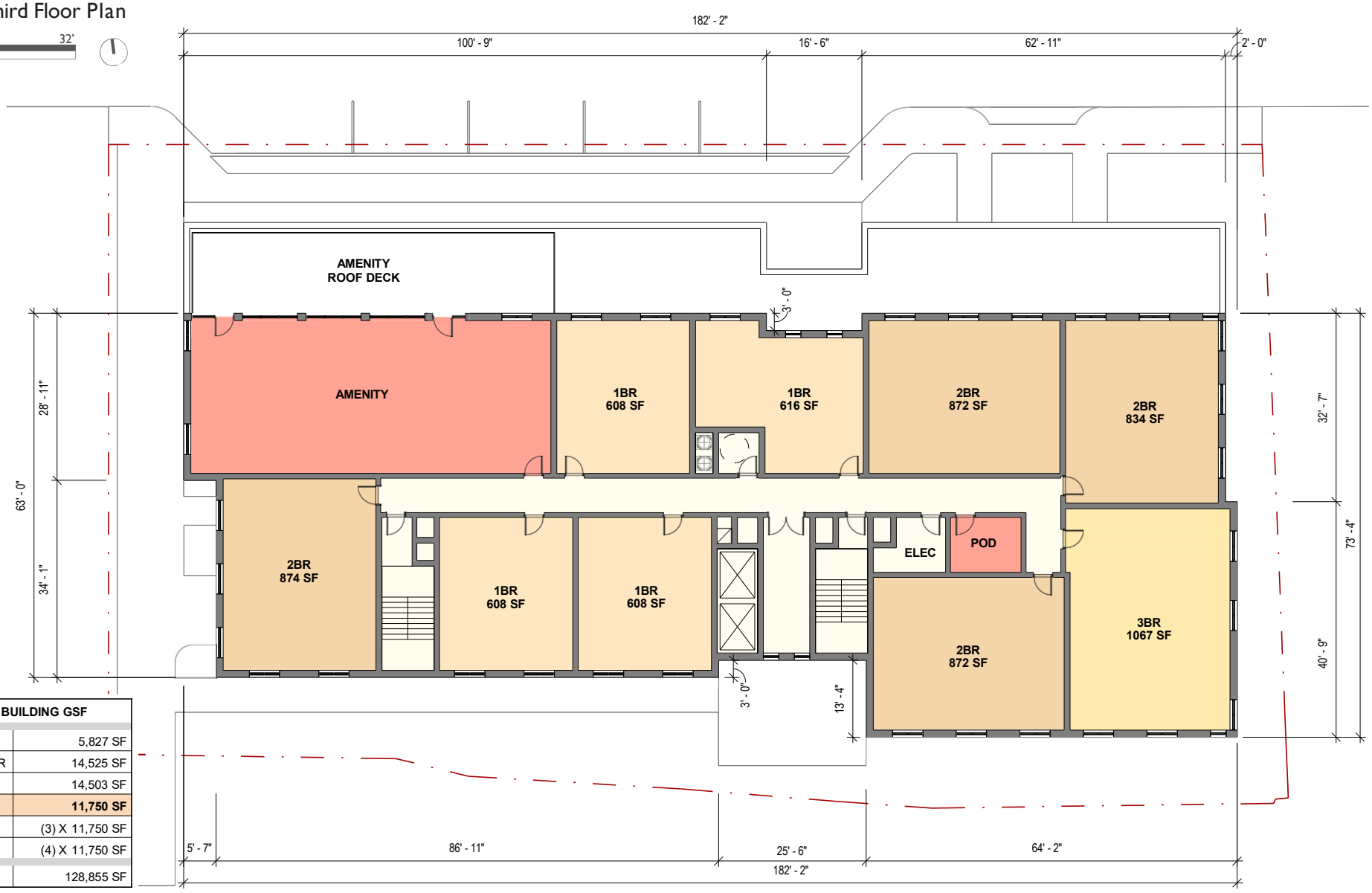
OVERALL BUILDING GSF	
BASEMENT	5,827 SF
GROUND FLOOR	14,525 SF
LEVEL 2	**14,503 SF**
LEVEL 3	11,750 SF
LEVEL 4-6	(3) X 11,750 SF
LEVEL 7-10	(4) X 11,750 SF
TOTAL GSF	128,855 SF

Proposed Third Floor Plan

0' 8' 16' 32'

Scale 1/16" = 1'

Window Unit Sizes:
A: 5'-3"
B: 2'-8"



OVERALL BUILDING GSF	
BASEMENT	5,827 SF
GROUND FLOOR	14,525 SF
LEVEL 2	14,503 SF
LEVEL 3	**11,750 SF**
LEVEL 4-6	(3) X 11,750 SF
LEVEL 7-10	(4) X 11,750 SF
TOTAL GSF	128,855 SF

Proposed Typical Floors 4 - 6

0' 8' 16' 32'

Scale 1/16" = 1'

Window Unit Sizes:
A: 5'-3"
B: 2'-8"



OVERALL BUILDING GSF	
BASEMENT	5,827 SF
GROUND FLOOR	14,525 SF
LEVEL 2	14,503 SF
LEVEL 3	11,750 SF
LEVEL 4-6	**(3) X 11,750 SF**
LEVEL 7-10	(4) X 11,750 SF
TOTAL GSF	128,855 SF

08 Proposed Typical Floors 7-10

0' 8' 16' 32'

Scale 1/16" = 1'

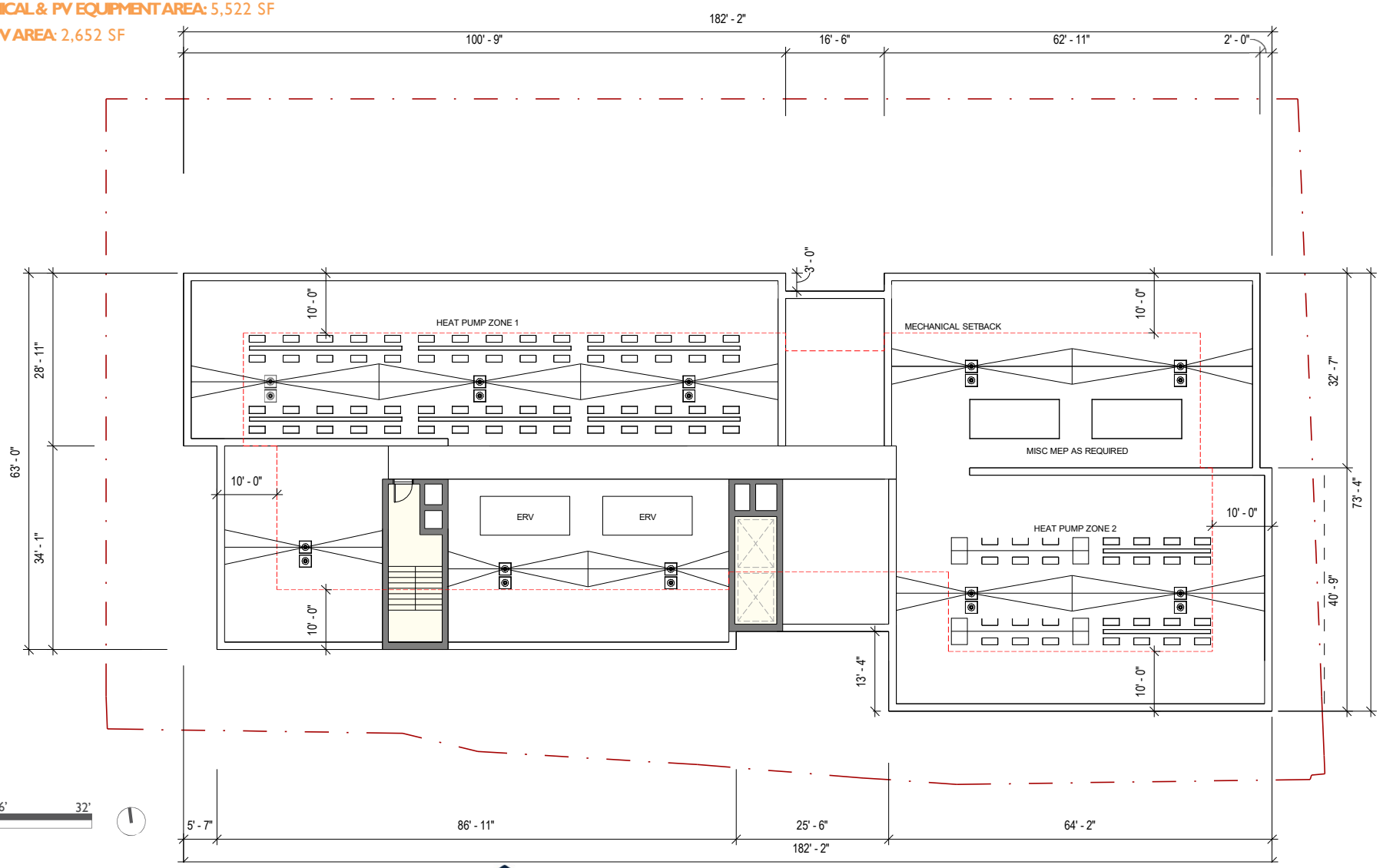
Window Unit Sizes:
A: 5'-3"
B: 2'-8"



OVERALL BUILDING GSF	
BASEMENT	5,827 SF
GROUND FLOOR	14,525 SF
LEVEL 2	14,503 SF
LEVEL 3	11,750 SF
LEVEL 4-6	(3) X 11,750 SF
LEVEL 7-10	**(4) X 11,750 SF**
TOTAL GSF	128,855 SF

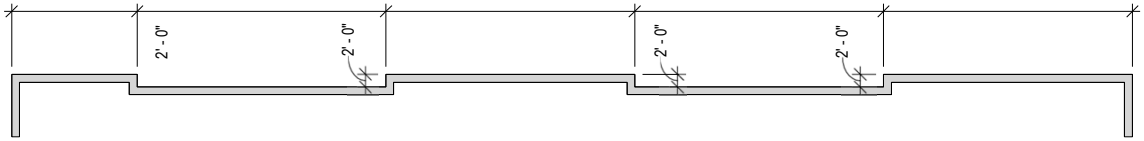
Proposed Roof Plan

TOTAL ROOF AREA: 11,027 SF
MECHANICAL & PV EQUIPMENT AREA: 5,522 SF
SOLAR PV AREA: 2,652 SF



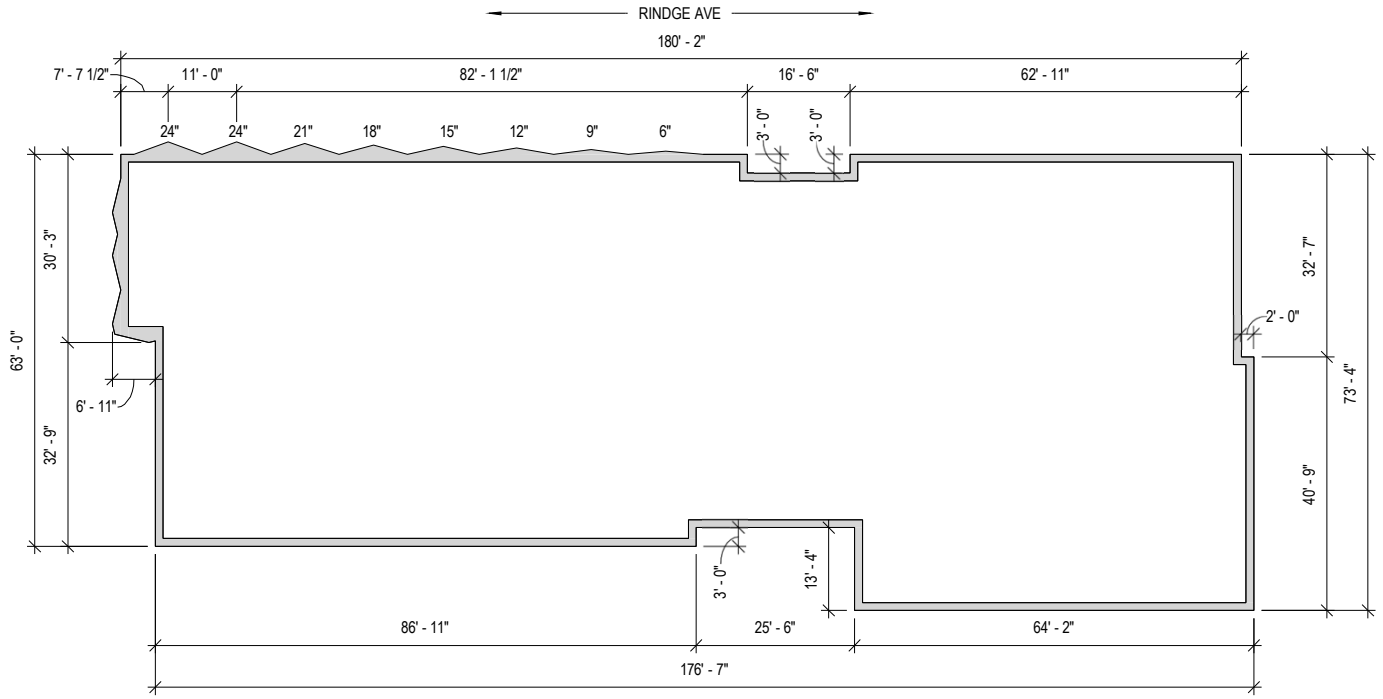
Building Articulation Diagram

NORTH FACADE, MINIMUM ARTICULATION ALLOWED:
4 CHANGES IN PLANE @ 2FT

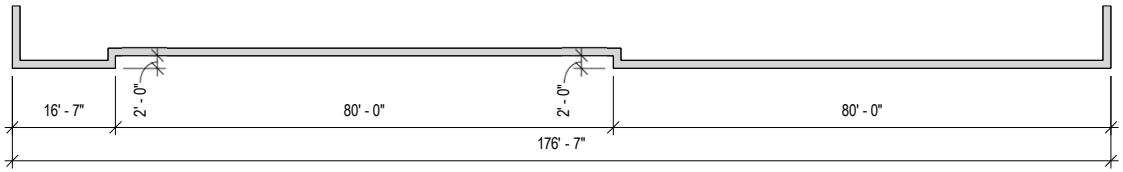


NORTH FACADE, PROPOSED ARTICULATION:
4 CHANGES IN PLANE @ 2FT MINIMUM

SOUTH FACADE, PROPOSED ARTICULATION:
2 CHANGES IN PLANE @ 2FT MINIMUM



SOUTH FACADE, MINIMUM ARTICULATION ALLOWED:
2 CHANGES IN PLANE @ 2FT





Proposed Perspective Rendering



Proposed Perspective Rendering



Proposed Perspective Rendering



Proposed Perspective Rendering



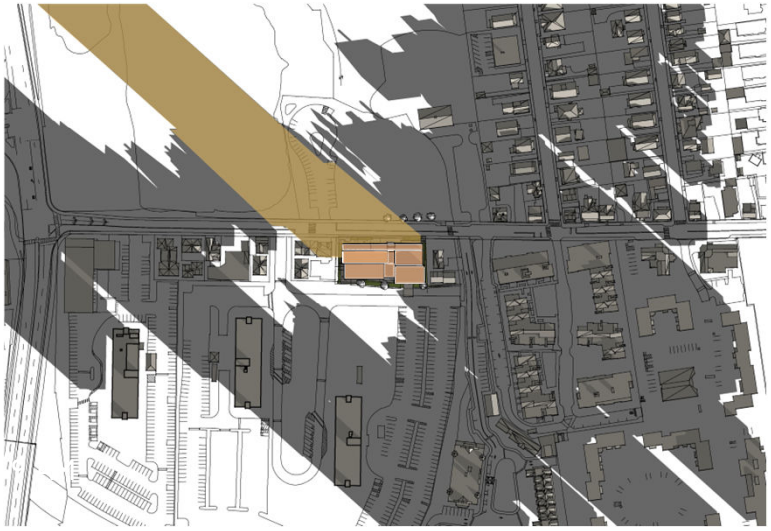
Proposed Perspective Rendering



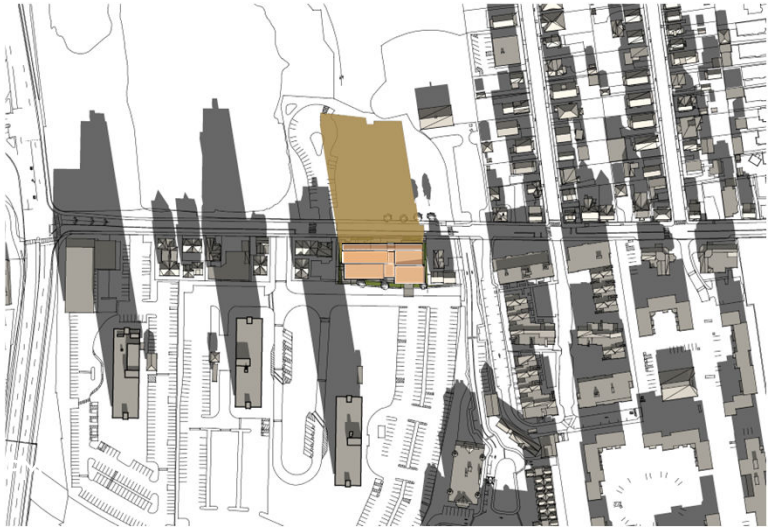
Proposed Perspective Rendering



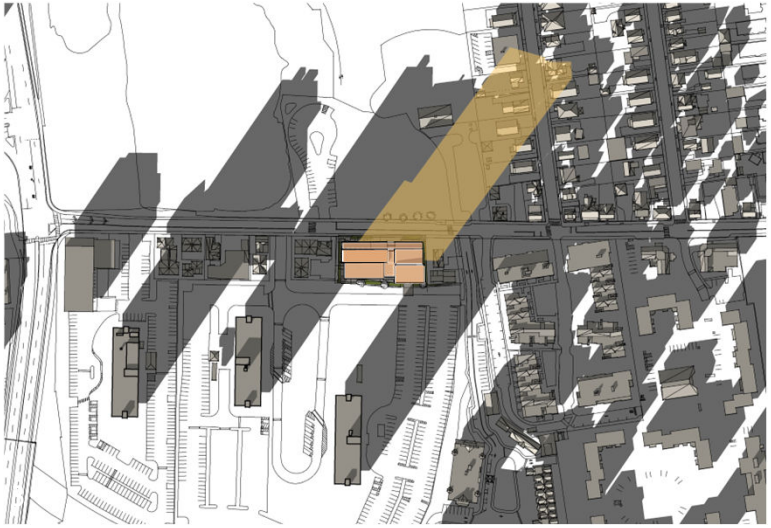
Shadow Studies – Winter Solstice



Winter Solstice – 9am

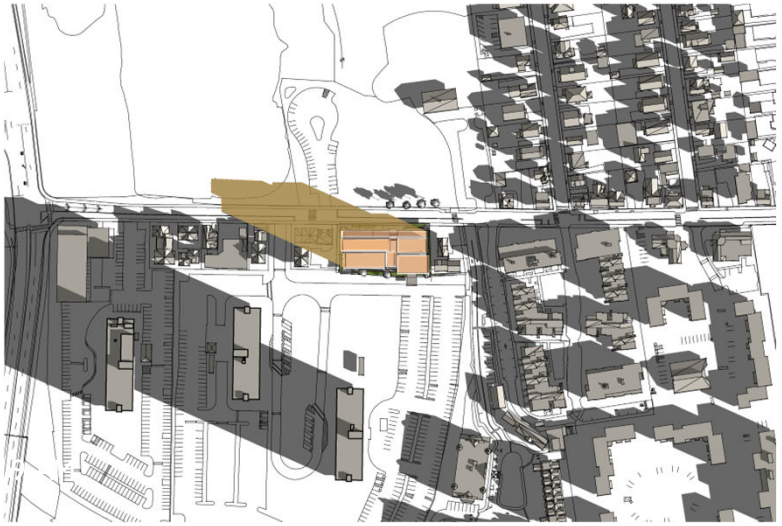


Winter Solstice – 12pm



Winter Solstice – 6pm

Shadow Studies- Spring & Fall Equinox



Equinox – 9am



Equinox – 12pm



Equinox – 3pm

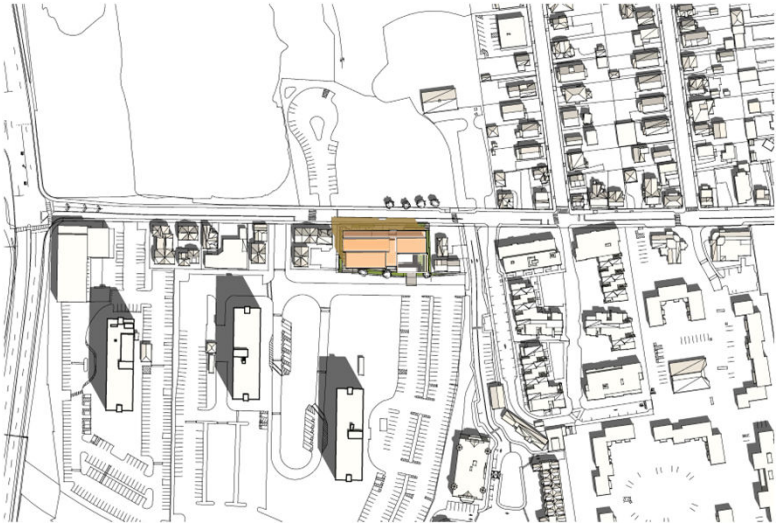


Equinox – 6pm

Shadow Studies – Summer Solstice



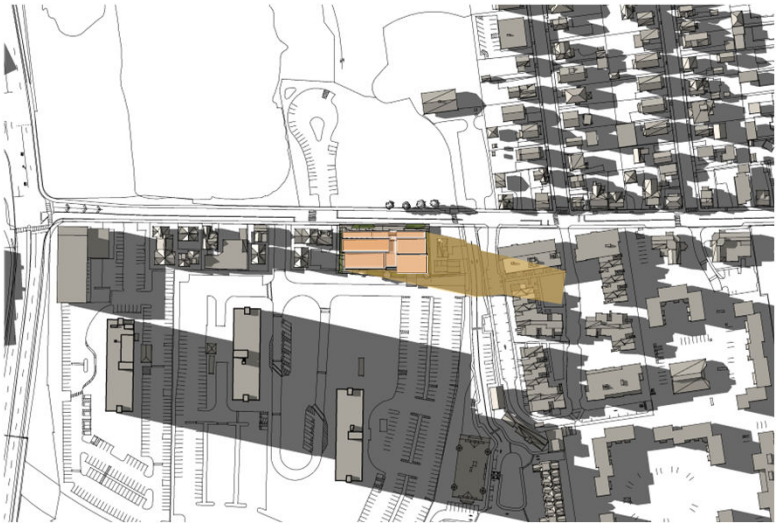
Solstice – 9am



Solstice – 12pm



Solstice – 3pm



Solstice – 6pm

Shadow Studies – April 3 & 25

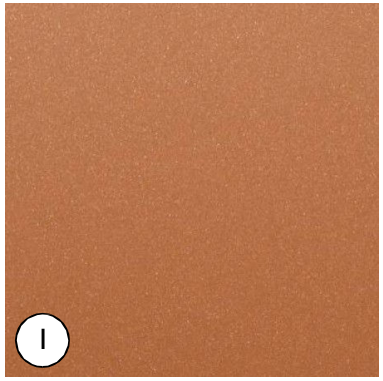


April 3rd- 6pm

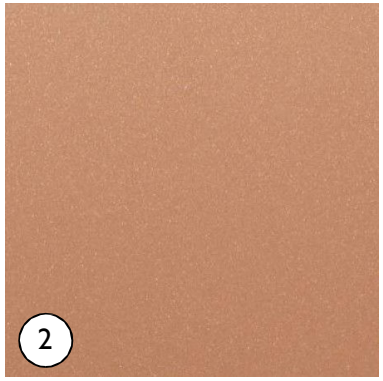


April 25th- 9am

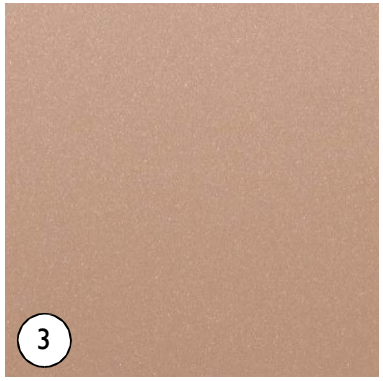
Proposed Material Palette



Composite Metal Panel



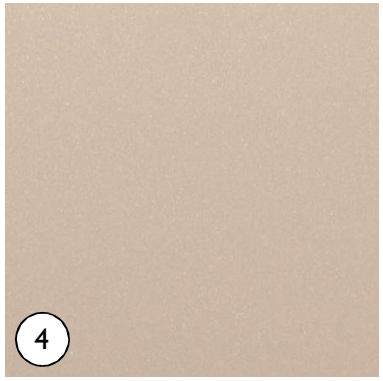
Composite Metal Panel



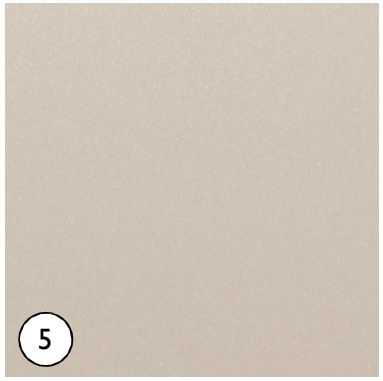
Composite Metal Panel



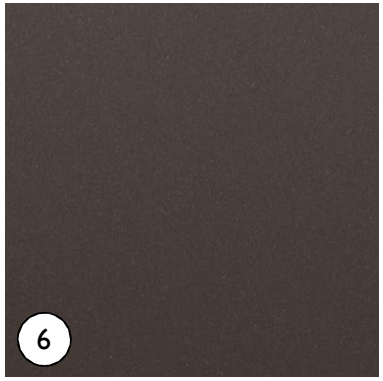
Ribbed Metal Panel



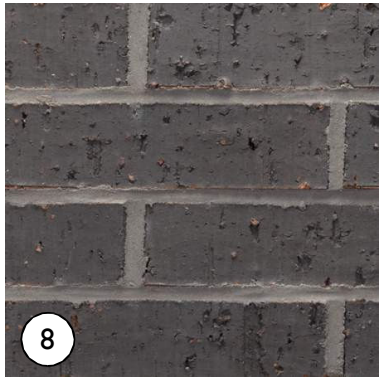
Composite Metal Panel



Composite Metal Panel



Composite Metal Panel

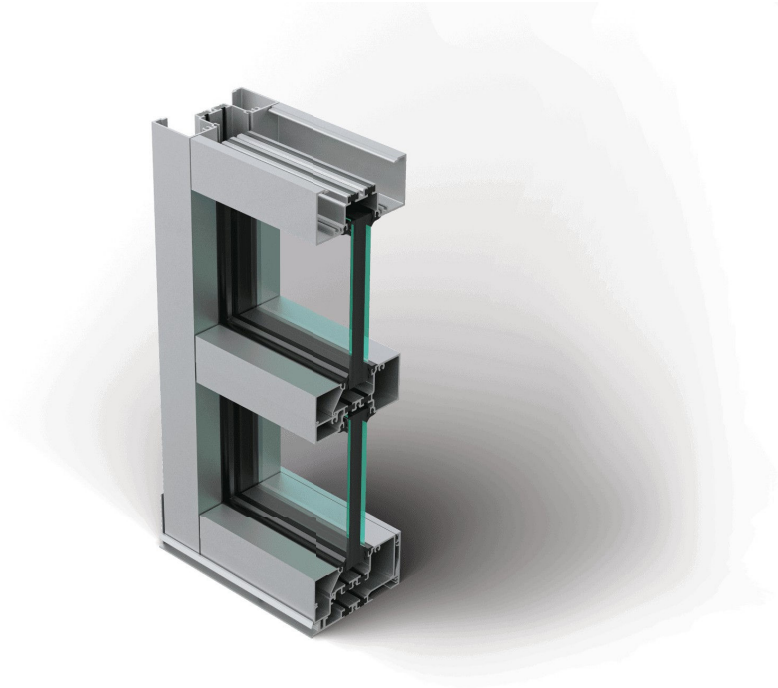


Brick

Proposed Material Palette



Proposed Windows – Intus Supera Triple Glazed WIndows, Black Frame, Clear Glazing



Proposed Ground Floor Storefront – Kawneer 451t, Aluminum Frame, Clear Glazing



QUESTIONS?



Appendix

Proposed Elevations



North Elevation

30% Glazing

0' 10' 20' 40'

Scale 1" = 20'

See "Proposed Material Palette" sheet for materials

Proposed Elevations



East Elevation

24.4% Glazing



West Elevation

21.5% Glazing

0' 10' 20' 40'

Scale 1" = 20'

See "Proposed Material Palette" sheet for materials

Proposed Elevations



South Elevation

22.1% Glazing

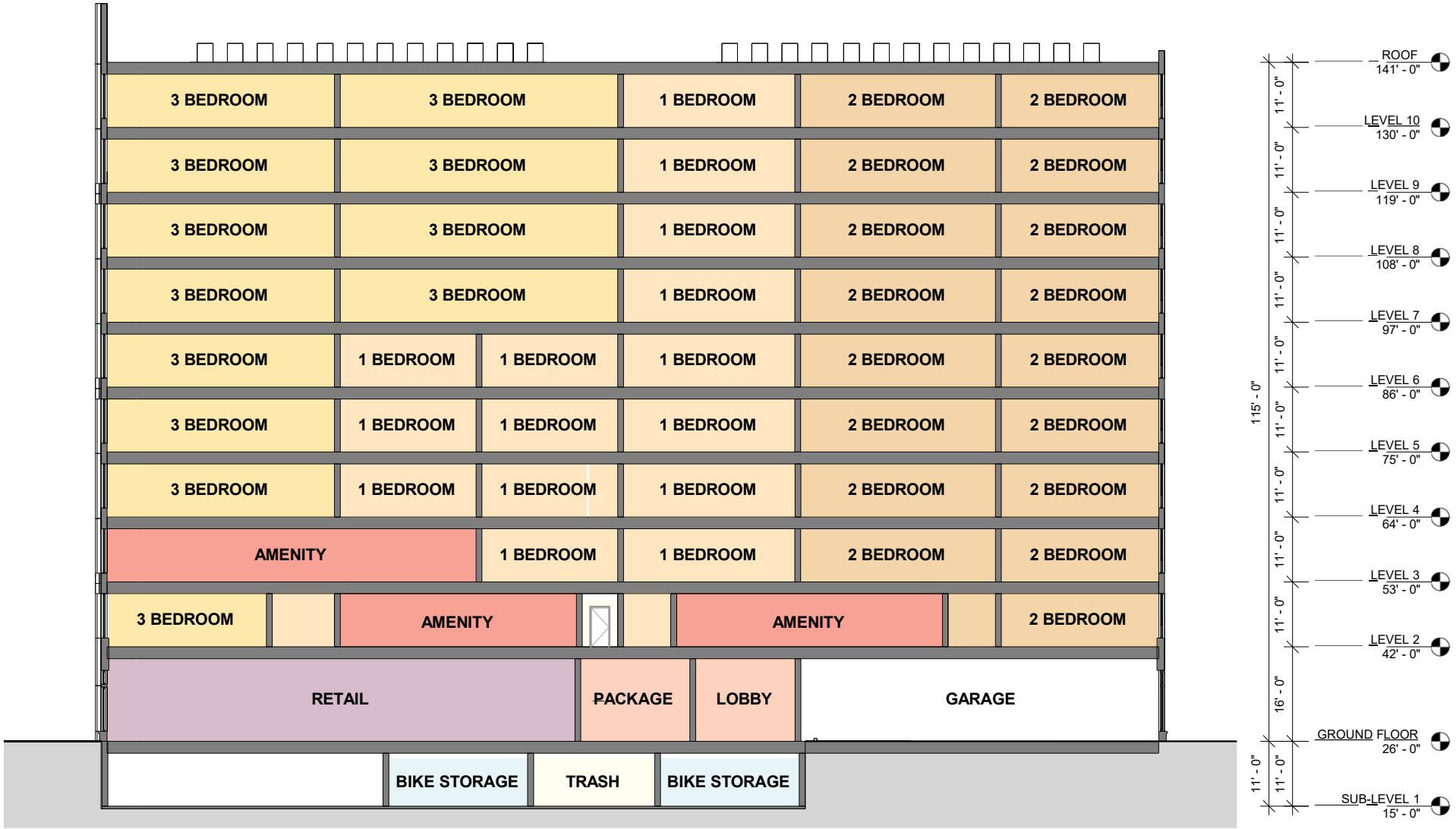
0' 10' 20' 40'

Scale 1" = 20'

See "Proposed Material Palette" sheet for materials

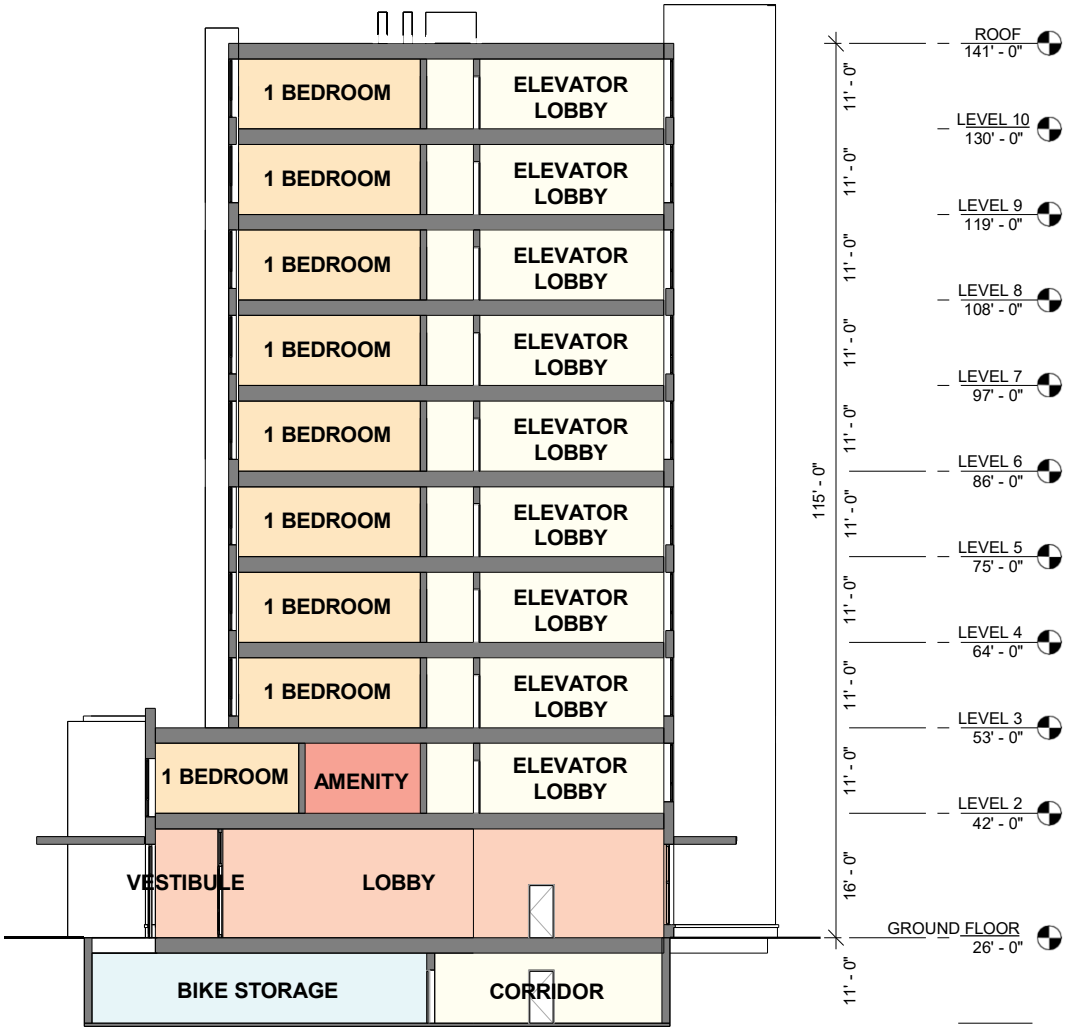
Building Section – Longitudinal

0' 8' 16' 32'
Scale 1/16" = 1'

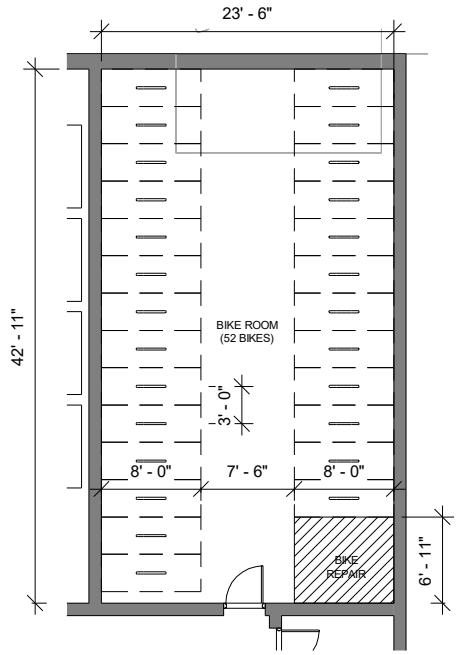


Building Section – Transverse

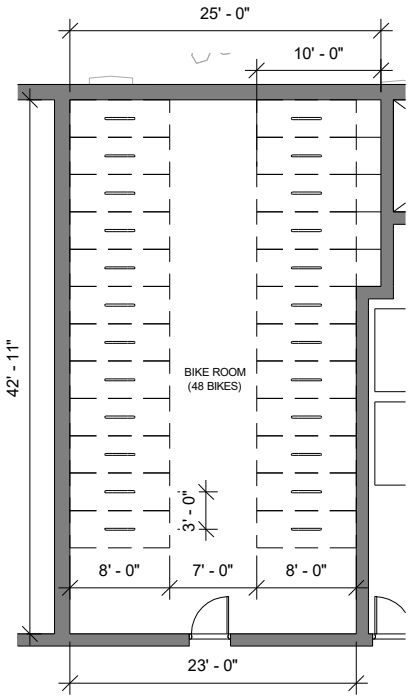
0' 8' 16' 32'
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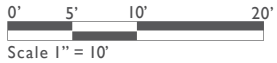
Parking and Bike Parking Facilities Plan

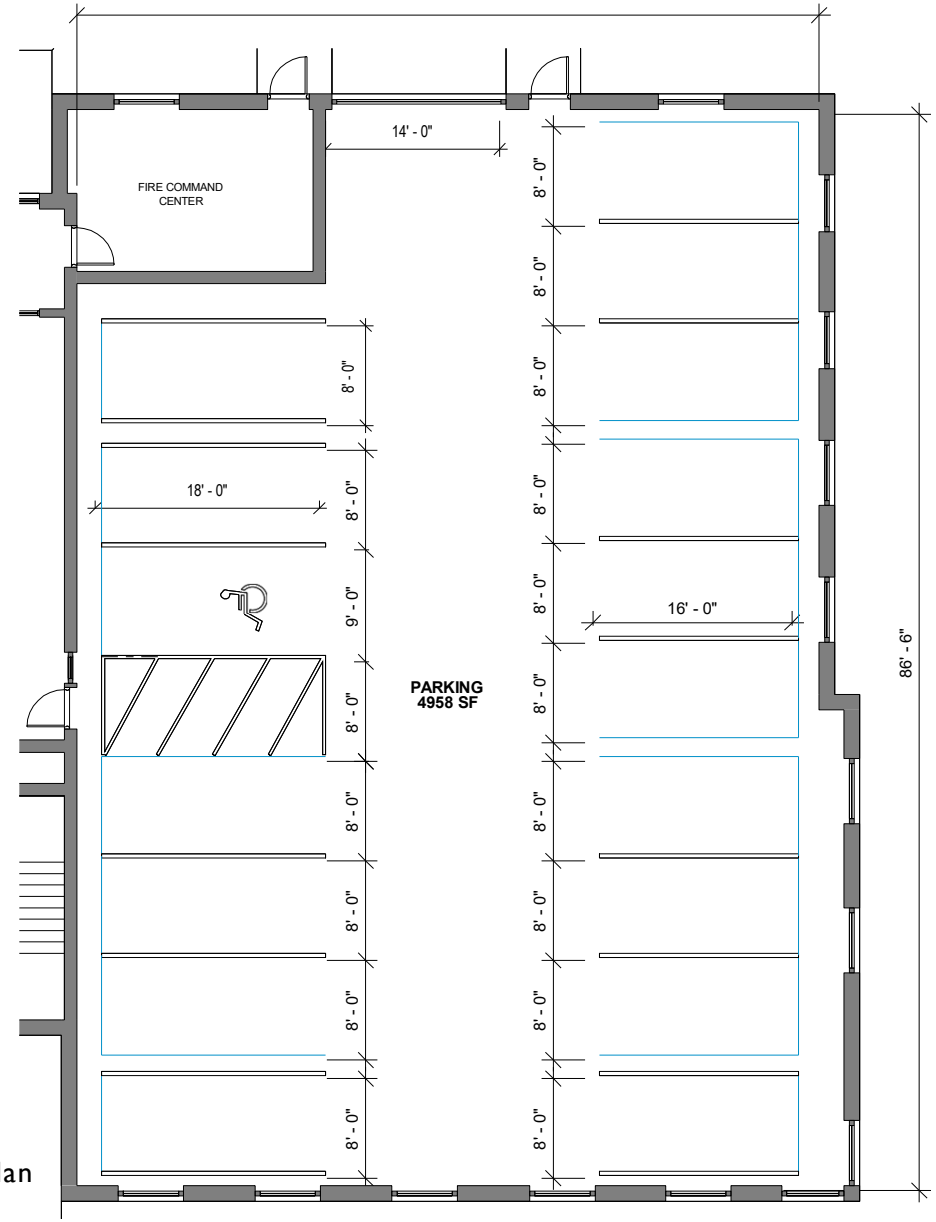


Bike Room 1



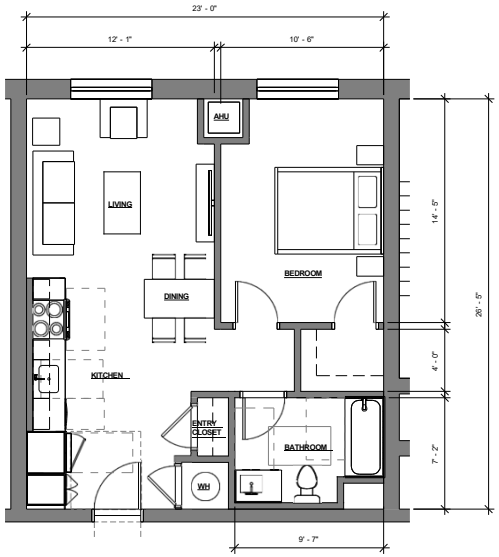
Bike Room 2



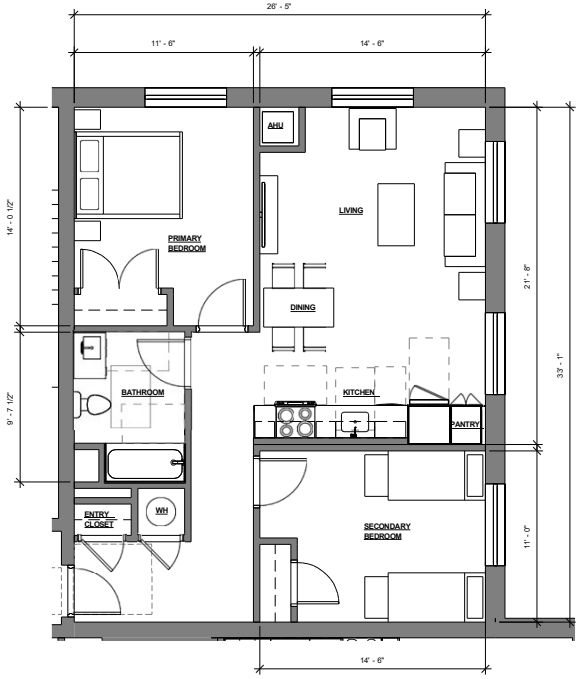


Vehicle Parking Plan

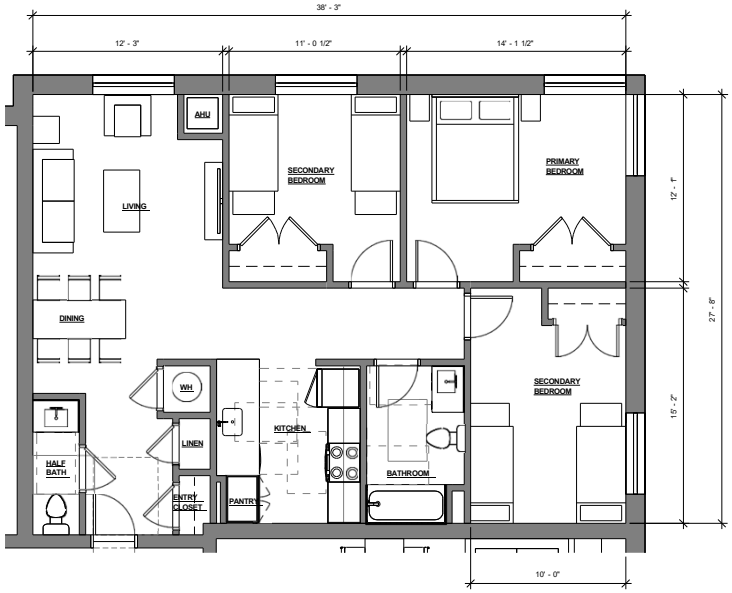
Unit Plans



1 Bedroom Unit – Group 1
Scale: 1/8" = 1'-0"

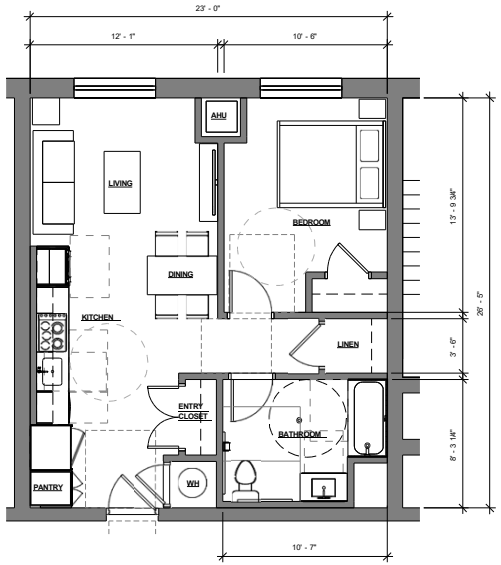


2 Bedroom Unit – Group 1
Scale: 1/8" = 1'-0"



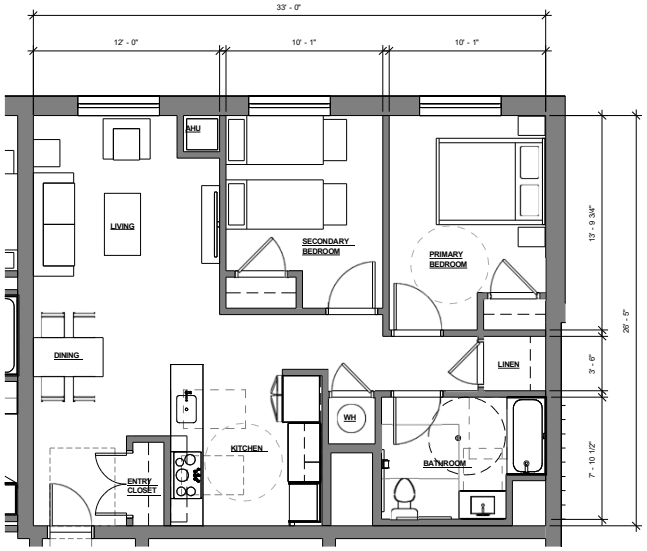
3 Bedroom Unit – Group 1
Scale: 1/8" = 1'-0"

Unit Plans



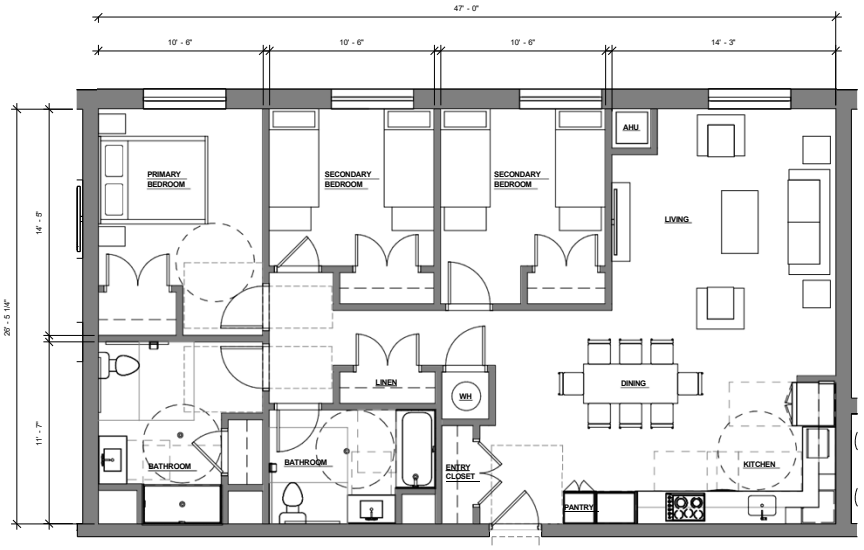
1 Bedroom Unit – Group 2

Scale: 1/8" = 1'-0"



2 Bedroom Unit – Group 2

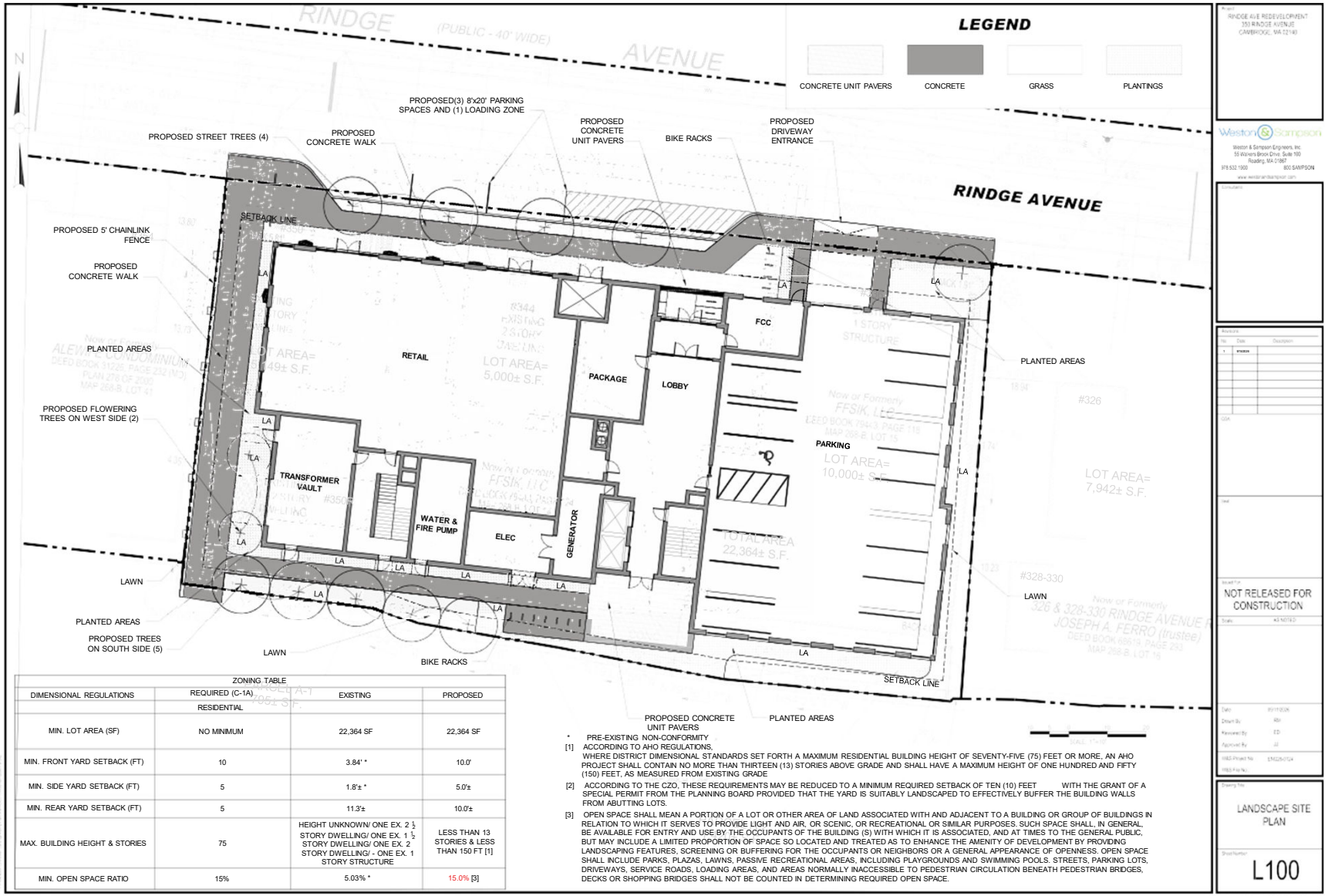
Scale: 1/8" = 1'-0"



3 Bedroom Unit – Group 2

Scale: 1/8" = 1'-0"

Proposed Site/Civil Plan



ZONING TABLE

DIMENSIONAL REGULATIONS	REQUIRED (C-1A)	EXISTING	PROPOSED
	RESIDENTIAL		
MIN. LOT AREA (SF)	NO MINIMUM	22,364 SF	22,364 SF
MIN. FRONT YARD SETBACK (FT)	10	3.84' *	10.0'
MIN. SIDE YARD SETBACK (FT)	5	1.8'± *	5.0'±
MIN. REAR YARD SETBACK (FT)	5	11.3'±	10.0'±
MAX. BUILDING HEIGHT & STORIES	75	HEIGHT UNKNOWN/ ONE EX. 2 ½ STORY DWELLING/ ONE EX. 1 ½ STORY DWELLING/ ONE EX. 2 STORY DWELLING/ - ONE EX. 1 STORY STRUCTURE	LESS THAN 13 STORIES & LESS THAN 150 FT [1]
MIN. OPEN SPACE RATIO	15%	5.03% *	15.0% [3]

* PRE-EXISTING NON-CONFORMITY

[1] ACCORDING TO AHO REGULATIONS, WHERE DISTRICT DIMENSIONAL STANDARDS SET FORTH A MAXIMUM RESIDENTIAL BUILDING HEIGHT OF SEVENTY-FIVE (75) FEET OR MORE, AN AHO PROJECT SHALL CONTAIN NO MORE THAN THIRTEEN (13) STORIES ABOVE GRADE AND SHALL HAVE A MAXIMUM HEIGHT OF ONE HUNDRED AND FIFTY (150) FEET, AS MEASURED FROM EXISTING GRADE

[2] ACCORDING TO THE CZO, THESE REQUIREMENTS MAY BE REDUCED TO A MINIMUM REQUIRED SETBACK OF TEN (10) FEET WITH THE GRANT OF A SPECIAL PERMIT FROM THE PLANNING BOARD PROVIDED THAT THE YARD IS SUITABLY LANDSCAPED TO EFFECTIVELY BUFFER THE BUILDING WALLS FROM ABUTTING LOTS.

[3] OPEN SPACE SHALL MEAN A PORTION OF A LOT OR OTHER AREA OF LAND ASSOCIATED WITH AND ADJACENT TO A BUILDING OR GROUP OF BUILDINGS IN RELATION TO WHICH IT SERVES TO PROVIDE LIGHT AND AIR, OR SCENIC, OR RECREATIONAL OR SIMILAR PURPOSES. SUCH SPACE SHALL, IN GENERAL, BE AVAILABLE FOR ENTRY AND USE BY THE OCCUPANTS OF THE BUILDING (S) WITH WHICH IT IS ASSOCIATED, AND AT TIMES TO THE GENERAL PUBLIC, BUT MAY INCLUDE A LIMITED PROPORTION OF SPACE SO LOCATED AND TREATED AS TO ENHANCE THE AMENITY OF DEVELOPMENT BY PROVIDING LANDSCAPING FEATURES, SCREENING OR BUFFERING FOR THE OCCUPANTS OR NEIGHBORS OR A GENERAL APPEARANCE OF OPENNESS. OPEN SPACE SHALL INCLUDE PARKS, PLAZAS, LAWNS, PASSIVE RECREATIONAL AREAS, INCLUDING PLAYGROUNDS AND SWIMMING POOLS. STREETS, PARKING LOTS, DRIVEWAYS, SERVICE ROADS, LOADING AREAS, AND AREAS NORMALLY INACCESSIBLE TO PEDESTRIAN CIRCULATION BENEATH PEDESTRIAN BRIDGES, DECKS OR SHOPPING BRIDGES SHALL NOT BE COUNTED IN DETERMINING REQUIRED OPEN SPACE.