



336 - 350 RINDGE AVE CAMBRIDGE, MA

Special Permit Application

Presented By

boston
communities

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Parcel Address(s):	268B-49 and 268B-51		
Base Zoning District(s):	C-1A (MXR) zoning		
Overlay Zoning District(s):	Affordable Housing Overlay, MXR Overlay		
Applicant Name:	350 Rindge LLC		
Applicant Address:	29 Humphreys Street, Unit 3, Dorchester, MA		
Contact Information:	Matthew Robayna	305-606-1576	
	Name	Telephone #	
	matt@bostoncommunities.com		
	Email Address		

Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.

List all requested special permit(s) (with reference to zoning section numbers):

Zoning Section	Requested Special Permit
Zoning Article 20.22	Permitted Non-Residential Uses and New Construction. A use not otherwise permitted in the base residential district may be permitted in the Mixed Use Residential Overlay District where such use is allowed or conditionally allowed in the Industry A-1 district, subject to the following conditions and limitations and the procedures established in Section 20.24 below. b. Retail uses, Sections 4.35 and 4.36, shall only be permitted on the first floor and basement of a building, shall be located in a building containing other uses, and may not exceed more than twenty-five (25) percent of the gross floor area of the building in which they are located, or alternately no more than twenty-five (25) percent of the total area of a development proposal or any combination of existing and proposed buildings if so permitted by the Planning Board. No individual retail establishment may exceed 2500 gross square feet in area unless specifically permitted by the Planning Board. Special Permit Requested for exceeding 2500 gross square feet of retail space.

Denote other City of Cambridge Board/Commission Review Needed:

☐ Board of Zoning Appeal (Variances) ☐ Conservation Commission ☐ Historical Commission

Denote applicable Committee Review and Public Outreach:

☐ Central Square Advisory Committee ☐ Harvard Square Advisory Committee ☒ Community Meeting(s)

Joe Bell

9/15/2026

Signature of Applicant

Date

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

DIMENSIONAL FORM

Project Address: 336-350 Rindge Ave

Date: 6/12/26

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	22,364 sqft	none	22,364 sqft	
Total Gross Floor Area (sq ft)	8,261 sq ft	No min.	5,000 sq ft (retail only)	AHO Application)
Residential Uses	1,869 sq ft	No min	128,867 sq ft (AHO Application)	
Non-Residential Uses	6,392 Sq ft	No min.	5,000 sq ft	
Total Floor Area Ratio (FAR)	0.37	No min.	5.78 (whole building)	
Residential Uses	0.08	No min.	5.56	
Non-Residential Uses	0.29	1.0	0.22	
Total Dwelling Units	4	--	92	
Total Stories Above Grade	varies	--	1 story retail (10 stories AHO)	per AHO App
Max. Height – Residential (ft)	varies	45' - 0"		
Max. Height – Non-Residential (ft)	12ft	--	16'	
Front Yard Setback(s) (ft)*	3ft 10.5 in	0'	10'	
Side Yard Setback(s) (ft)*	1ft 10.75 in	0'	5'	
Rear Yard Setback(s) (ft)*	15ft 9.75 in	15' - 0"	10'	
Total Open Space (% of Lot Area)**	Please refer to AHO Submission			
Private Open Space	Dimensional Form for 350 Rindge			
Permeable Open Space				
Publicly Beneficial Open Space				
Off-Street Parking Spaces	unknown	No Min.	0	
Long-term Bicycle Parking Spaces	0	0.1 per 1,000 sqft	1 space (retail only)	
Short-term Bicycle Parking Spaces	0	0.60 per 1,000 sqft	3 spaces, (retail only)	
Loading Bays	0	0	0	

*Indicate all applicable setbacks. Make sure distances match the submitted site plans.

**Refer to Open Space definitions in Article 2.000 and Open Space provisions in Section 5.22 of the CZO. Make sure all open space information matches the submitted site plans.

Use space below and/or attached pages for additional notes:

OWNERSHIP CERTIFICATE

Project Address: 336-350 Rindge Ave

Date: 6/12/2026

To be completed by the Property Owner:

I hereby authorize the following Applicant: 350 Rindge LLC

at the following address: 29 Humphreys Street, Unit 3, Boston MA

to apply for a special permit for: 350 Rindge - Grocery Space

on premises located at: 36-350 Rindge Ave

for which the record title stands in the name of: Ffsik LLC

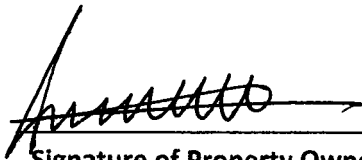
whose address is: 29 Robinson Dr, Bedford MA

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 68619 Page: 299

OR Registry District of the Land Court,
Certificate No.:

Book: _____ Page: _____



Signature of Property Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

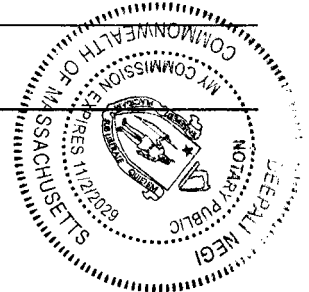
Commonwealth of Massachusetts, County of Middlesex

The above named _____ personally appeared before me,

on the month, day and year JUNE 6, 2026 and made oath that the above statement is true

Notary: Deepali

My Commission expires: 11/2/2029



FEE SCHEDULE

Project Address: 336-350 Rindge Ave

Date: 6/12/2026

The Applicant must provide the full fee (by check made to City of Cambridge) with the Special Permit Application. The required fee is the larger of the following amounts:

- (a) The fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area noted in the Dimensional Form.
- (b) The fee is one thousand dollars (\$1,000.00) if Flood Plain Special Permit is sought as part of the Application and the amount determined above is less than \$1000.
- (c) The fee is one hundred fifty dollars (\$150.00) if the above amounts are less than \$150.

Fee Calculation

(a) Proposed Gross Floor Area (SF) in Dimensional Form:	5,000	× \$0.10 =	5,000.00
(b) Flood Plain Special Permit fee		:	1000.00
(c) Minimum Special Permit fee		:	150.00
SPECIAL PERMIT FEE		Enter Largest of (a), (b), and (c): \$5,000.00	

September 15, 2026

City of Cambridge
Cambridge Community Development Department
344 Broadway
Cambridge, MA 02139

Re: 350 Rindge Special Permit Application – Project Narrative

Project Overview

Boston Communities and Affordable Housing and Services Collaborative are seeking a Special Permit for up to 5,000 of Retail Space within the proposed mixed use building redevelopment at 336-350 Rindge Ave. The residential portion of the mixed-use building will proceed under the Affordable Housing Overlay, while the Planning Board Special Permit is related to the continuation and expansion of retail use within the building. Ferro's Foodtown currently resides and operates on the site in single story retail space, providing accessible and affordable groceries to North Cambridge residents since its opening in 1945. Conveniently located 0.2 miles from the Alewife T station, this transit accessible grocery is located adjacent to many neighborhood amenities including parks, schools, places of worship and housing making it the ideal location to continue servicing nearby residents. The proposed use for the space, as listed in the Zoning Ordinance Article 4.000 and Article 20.22, would be a continuation of the current non-conforming site use on the site; a Retail or Consumer Service Establishment. The project plans and application materials have been shared with all members of the Cambridge Community Development Department, City of Cambridge Department of Public Works, Department of Transportation, City of Cambridge Planning and Urban Design and City of Cambridge Housing Department.

Zoning Conformance

Summarizes how the proposed project meets the intent and standards of applicable base and overlay zoning districts; specifies what Planning Board Special Permits are being sought for the project and why they are needed; specifies any variances that will be sought from the Board of Zoning Appeal; specifies if the project is subject to the PTDM Ordinance (Chapter 10.18 of the Cambridge Municipal Codr) and if the draft PTDM Plan has been submitted to the PTDM Officer; Specifies if the project has been reviews and approved by the Cambridge Historical Commission.

350 Rindge is seeking a Special Permit from the Planning Board for the continuance of a current non-conforming retail use within a new development as permitted by the Mixed-Use Residential Overlay District. In line with the intent of the Mixed-Use Residential Overlay District, 350 Rindge would continue an existing nonresidential activity, preserving Ferro's Foodtown, which offers a great community asset for existing North Cambridge Residents and hopefully future residents as well. As proposed, the Special Permit for the retail use with not prohibit the creation of residential housing on the site as it is part of a mixed-use building.

As proposed, the development is seeking the following variances from the Board of Zoning Appeal for the Special Permit:

- A retail space up to 2500 square feet in the space is permitted by right. The development is seeking a variance to allow up to 5,000 gross square feet of retail space on the first floor of the building. This expanded space will allow the grocery store to expand their offerings to better serve the North Cambridge community.

The proposed Floor Area Ratio for the retail space is 0.22, assuming up to 5,000 square feet of retail on the combined 22,364 square foot site. This is below the 1.0 threshold set forth by the FAR limitation for Residence C-1A.

As required by zoning, the design for the new construction retail space at 350 Rindge includes 1 long-term bicycle parking spot in the basement and 3 short-term bicycle parking spaces for the retail space.

- 0.10 long term space per 1,000 square feet; up to 5,000 square feet of retail
 - $((5,000/1,000)*.1) = 0.5$ spaces
- 0.60 short term space per 1,000 square feet; up to 5,000 square feet of retail
 - $((5,000/1,000)*.6) = 3$ spaces

All other dimensional requirements are in compliance with the Affordable Housing Overlay requirements. Please refer to the AHO Submission for the development for further details.

This development is not subject to the PTDM Ordinance because we have no purpose built parking spaces for the retail component of the development. 350 Rindge is not subject to the jurisdiction of the Cambridge Historical Commission as it does not involve a historic property nor is it located in a historic district.

Project Specific Criteria and Guidelines

350 Rindge thoughtfully reimagines a currently underutilized site in North Cambridge. The crux of the development is to generate much needed affordable residential housing; however, the project also includes plans to expand and improve a community asset in the form of retail space for Ferro's Foodtown. As an existing non-residential use, the development is seeking a Special Permit to continue operations while seamlessly integrating into the added residential use in the attached building.

Criteria for Issuance of a Special Permit. Designation of the base residential zoning district expresses the policy objective of the City of Cambridge that new construction in the district should principally be for residential use, or for other uses permitted in the residential base district. However, recognizing the present land use character of the area, this Mixed-Use Residential Overlay District provides flexibility such that existing non-residential uses may continue to operate without unreasonable regulatory impediment provided they do not now or will not in the future hinder the expansion or introduction of residential uses to the district. Therefore, in granting a special permit under this Section 20.20, the Planning Board shall take into consideration the following and make appropriate findings related thereto:

- 1. The proposed new use or expansion of an existing use will contribute to a physical and use environment that is supportive of residential uses, as for example the introduction of ancillary retail and consumer services;**

350 Rindge proposes expanding and providing improved space for a currently existing, affordable local grocery store, Ferro's Foodtown. As an established neighborhood market, the development team seeks to maintain Ferro's Foodtown as a community amenity that contributes to the use environment of the residential area. The redevelopment of 350 Rindge will provide an improved store front and pedestrian experience for shoppers as well as a larger space with better storage for the owners of Ferro's Foodtown.

- 2. In its operations, scale, building design and location on the lot, the proposed use or new construction will not significantly impair the health, safety and welfare of current residential occupants of the district or impair the prospects for construction of new residential uses on adjacent lots or within the district, or alternately will positively contribute to the health, safety and welfare of residents in the district;**

The retail space will not significantly impair the health, safety or welfare of the residents of North Cambridge. The grocery store will in fact do the opposite in continuing to provide an affordable grocery option for the neighborhood improving food access. The redevelopment of the retail space will not impair the health, safety and welfare of current North Cambridge residents.

3. In its design, the new construction could be reasonably converted to residential use in the future;

In the new construction design for 350 Rindge, the retail space could reasonably be converted to residential use in the future. Please refer to the AHO submission for 350 Rindge for details on the proposed residential use.

4. Where it is proposed to construct a building on a vacant lot or where it is proposed to expand an existing facility not used for residential purposes by more than fifteen (15) percent of its existing gross-floor area, the lot is not suitable for residential use as indicated by its location and surrounding uses. Where the lot may be suitable for residential use, the proposed construction is to serve an existing operation or enterprise now in the district. That operation or enterprise shall be found to be an important contributor to the Cambridge economy, through the provision of employment, the generation of new ideas, products or processes, and through the potential to expand and grow elsewhere in the city in areas intended for non-residential development;

Though the retail facilities will be expanded by more than 15% of its existing gross-floor area; the proposed construction will serve an existing operation and will also provide residential use above. Please refer to the AHO submission for 350 Rindge for details on the proposed residential use.

5. Special attention is paid in the design and layout of the new construction to mitigate or prevent negative impacts on present and future residential uses, including among other measures screening of mechanical equipment for visual or acoustical reasons, location of refuse management systems within the structure, and the location of loading and service delivery systems in the least obtrusive areas of the lot.

The development team has worked alongside the community and the City of Cambridge Department of Transportation on street design along Rindge Ave to ensure proper consideration is given to the design and layout of the new construction building and that loading and delivery service have minimal impact along Rindge Ave. Please refer to the AHO submission for 350 Rindge for details on the proposed residential use.

General Special Permit Criteria

350 Rindge incorporates the requirements of a Special Permit set for in Section 10.43.1 of the Cambridge Zoning Ordinance.

10.43.1 Conditional Retail or Consumer Service Establishments. Where a special permit is required for a Retail or Consumer Service Establishment listed in Section 4.35 or 4.36 of this Zoning Ordinance, the special permit granting authority shall consider the following factors when evaluating the criteria in Section 10.43:

(a) Anticipated delivery and loading operations, their potential impact on neighboring uses and the overall neighborhood, and the extent to which those impacts are mitigated;

The development team, with feedback from the community, has worked alongside the City of Cambridge Department of Transportation on the street design for 350 Rindge to ensure proper consideration is given to loading and delivery service for the retail space as well as an off-street loading and unloading zone to minimize impact along Rindge Ave.

(b) The extent to which neighboring uses would be impacted by environmental nuisance such as dust, fumes, odors, smoke, vapors, noise, vibration, flashing, light trespass, or glare, and the extent to which those impacts are mitigated;

The proposed continued retail use is not expected to create significant environmental nuisances or adversely impact neighboring properties. Potential impacts such as dust, fumes, odors, smoke, vapors, noise, vibration, flashing, light trespass, and glare will be minimized through appropriate operational and site-management practices. Any noise-generating equipment or activities will be operated in accordance with applicable regulations and, where appropriate, will be located or screened to minimize impacts on adjoining properties. Exterior lighting will be designed and positioned to illuminate the site without creating excessive glare or light trespass onto neighboring properties. Activities will also be managed to prevent the accumulation or dispersal of dust, odors, fumes, or other airborne nuisances. Overall, the proposed use is expected to have minimal impact on surrounding properties, and reasonable measures will be implemented to mitigate any potential environmental nuisance.

(c) The extent to which storefronts and other elements of the façade visible to the public are compatible with the visual character of the surrounding area and conform to the City's urban design objectives for retail uses in the area; and

The project site occupies a unique position at the convergence of varied urban conditions. To the north, it faces recreational fields and Jerry's Pond; to the northeast and west, smaller-scale residential buildings; to the east, four-story multifamily housing; and to the south, a cluster of three twenty-two-story residential towers. This diversity informs a calibrated massing approach that mediates between scales while reinforcing neighborhood continuity. Along Rindge Avenue,

the building adopts a two-story expression at the base to acknowledge the adjacent smaller residential structures and maintain a pedestrian scaled streetscape. Please refer to the AHO submission for 350 Rindge for the full urban design objectives narrative for the development

(d) Where citywide or neighborhood plans have been published by the City that identify types of retail uses that are preferred or desirable in the area, such plans may be considered in support of such identified uses where they are proposed.

As an established neighborhood market, the development team seeks to maintain Ferro's Foodtown as a community staple. The redevelopment of 350 Rindge will provide an improved store front and pedestrian experience for shoppers as well as a larger retail space with improved back of house storage for the owners of Ferro's Foodtown.

Urban Design Objectives

Please refer to the AHO submission for 350 Rindge for the Urban Design Objectives narrative.

Summary of Community Engagement

The development team for 350 Rindge has participated in significant community engagement since the projects' inception with numerous presentations to abutters, local neighborhood groups, and the public since the end of 2025, beginning of 2026. Upon entering into the Purchase and Sale Agreement, the development team made it a point to engage with members of the community early and often seeking input and feedback for the overall design of the project and to ensure that we address any concerns with the design.

In late 2025, the development team began conversations with various City Councilors, direct abutters, and neighborhood groups; these groups include Just a Start, The Schochet Companies, A Better Cambridge, HRI and Capstone Communities, the North Cambridge Community Association, and Cambridge Little League Baseball.

Beyond our future neighbors, the development team also engaged community members directly. The project team flyer door to door in the neighborhood to nearby properties on Rindge Avenue, Clifton Street, and Brickworks Condominiums. We held informal community meetings on March 18, 2026, and April 15, 2026, where we talked with North Cambridge residents and received feedback on the preliminary design for 350 Rindge. The group was overall supportive of the project and emphasized the need for affordable housing and appreciated the early outreach to the community. General feedback from these meetings included a desire for the grocery use to remain on site, general support for added affordability, concerns about not enough parking provided on site, and questions about shadows cast from the building.

Based on information from prior community conversations, the project team updated the proposal, including increasing on street parking on Rindge Avenue for loading and unloading, and developed additional information related to shadow studies. This culminated in a formal AHO Community Meeting for 350 Rindge was held via zoom on June 3, 2026. Mail notices were sent to all addresses within 300 ft of the site, as well as an email blast inviting community members who signed up for project updates. The meeting was also advertised by the City of Cambridge in their AHO updates and email list.

A second Special Permit in person community meeting was held on Wednesday August 5, 2026 at the Fresh Pond Towers. Once again, mail notices were sent to all addresses within 300 feet of the site, as well as an email blast inviting community members who signed up for project updates. The meeting was also advertised by the City of Cambridge in their Special Permit updates and email list. The majority of the community discussion surrounded parking for the

development; however, the development team was also able to present the updated loading and unloading zones and improved pedestrian interaction that stemmed from previous conversations.

The project maintains an active website at <https://www.bostoncommunities.com/350-rindge>, where community presentations and a project Q&A are maintained. The project team maintains a mailing list which interested parties can sign up for. Email updates are sent regarding upcoming community meetings.

Both Boston Communities and Affordable Housing & Services Collaborative remain dedicated to community engagement throughout the development process. As long-term owners, we care about the communities in which we develop and where our future residents will be living. We look forward to continued community engagement throughout the development process and beyond.