



February 10, 2026

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

Dear Swaathi,

Just A Start is pleased to submit the final application for our proposed development at 240 Broadway St. under the guidelines of the Affordable Housing Overlay. The new development will create 16 permanently affordable rental units in the Port Neighborhood.

The sponsor of the project is Just A Start, a Massachusetts non-profit community development corporation. Just A Start has developed over 620 affordable rental apartments in Cambridge, along with over 130 affordable homeownership units. The organization has a long track record of working with the City of Cambridge and other funding agents to successfully develop and maintain quality affordable housing.

The 240 Broadway Street site is located in the Port Neighborhood near Central Square and is owned by Just A Start. The site is currently an under-utilized asphalt parking lot. The location offers easy access to public transit, community-based services and job opportunities. The site is also adjacent to the Greene-Rose Heritage Park.

All of the new units will be permanently restricted to households earning under 30% and 60% of the Area Median Income (AMI).

Just A Start has hosted three community meetings related to our proposed development from January to November 2025. Each meeting was coordinated with the City's Community Development Department to post the notice on the City's website and ensure that abutters received their notices with adequate time ahead of the meetings.

Just A Start also established a webpage for the project (<https://www.justastart.org/240-broadway/>) to provide updates to the community, share meeting information, and promote dialogue regarding the project. Over the course of our outreach, we've engaged over 80 community members through their signing up to receive project updates and participation in community meetings.



We look forward to our opportunity to present our design to the Planning Board and receiving the Final Report from the Planning Board confirming our compliance with the ordinance. We are grateful for the City's support for this project through the Affordable Housing Trust and for creating more affordable homeownership opportunities that will serve generations of families.

Sincerely,

Yolanda Gilibert

Yolanda Gilibert

Senior Project Manager



240 BROADWAY
CAMBRIDGE, MA

VOLUME I - FORMS & NARRATIVE

FEBRUARY 10, 2026

Developer

Just A Start
430 Rindge Ave. #301
Cambridge, MA 02140

Architect

Davis Square Architects, Inc.
240A Elm St.
Somerville, MA 02144



240 BROADWAY ST.
CAMBRIDGE, MA

VOLUME I - FORMS & NARRATIVE

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These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

Submission Checklist

Note: Review Section 11.207 and Section 19.47 of the CZO carefully before submitting a design review package for an AHO project. This checklist and accompanying forms are intended only to assist in assembling and organizing application materials.

Project Address: 240 Broadway Street
Applicant: Just A Start
Contact Name: Yolanda Gilibert, Project Manager
Contact Phone: 617-681-4753
Contact Email: yolandagilibert@justastart.org

These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

Detailed description of Submission Materials is included in Section 19.47 in the Cambridge Zoning Ordinance.

Provide all materials in **electronic draft form** to be reviewed by CDD staff for completeness. ***Planning Board Advisory Consultation will not be scheduled until a complete set of materials is received.***

☒ **Preliminary Consultation Checklist**

| Preliminary Consultation | Required Submissions (Include a Table of Contents for each Volume) |
|--|--|
| NARRATIVE VOLUME <i>(8.5x11 page size, portrait)</i> Project Narrative <i>Pages must include:</i> <ul style="list-style-type: none"> • <i>Project title/address</i> • <i>Page number</i> | <input checked="" type="checkbox"/> Table of Contents Provided forms: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> AHO Preliminary Submission Checklist (this form) <input checked="" type="checkbox"/> Preliminary Dimensional Form – Parcel (attached) <input checked="" type="checkbox"/> Preliminary Dimensional Form – Building (attached) Written Section: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Project Overview <input checked="" type="checkbox"/> Compliance with Zoning <input checked="" type="checkbox"/> Design Approach and Urban Design Objectives (<i>Section 19.30</i>) <input checked="" type="checkbox"/> Statement of intent to meet sustainable development standards (<i>Section 22.000</i>) <input checked="" type="checkbox"/> Summary of Community Engagement |
| GRAPHIC VOLUME <i>(11x17 page size, landscape)</i> Project Plans and Illustrations <i>Pages must include:</i> <ul style="list-style-type: none"> • <i>Title</i> • <i>Date</i> • <i>Author</i> • <i>Graphic scale</i> • <i>North arrow</i> • <i>Labeled dimensions</i> | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Table of Contents <input checked="" type="checkbox"/> Context Map <input checked="" type="checkbox"/> Existing Condition Photographs <input checked="" type="checkbox"/> Existing Conditions Site Plan including tree survey <input checked="" type="checkbox"/> Proposed Site Plan with parking and bicycle parking locations <input checked="" type="checkbox"/> Proposed Open Space Plan <input checked="" type="checkbox"/> Proposed Floor Plans <input checked="" type="checkbox"/> Proposed Roof Plan with Green Roof compliance information <input checked="" type="checkbox"/> Proposed Landscaping Plan <input checked="" type="checkbox"/> Proposed Elevations <input checked="" type="checkbox"/> Proposed Perspective Renderings or Photo Simulations <input checked="" type="checkbox"/> Proposed Materials Palette <input checked="" type="checkbox"/> Physical or digital model to be presented at the consultation |

These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

☒ **Final Consultation Checklist**

| Final Consultation | Required Submissions (Include a Table of Contents for each Volume) |
|--|---|
| NARRATIVE VOLUME <i>(8.5x11 page size, portrait)</i> Project Narrative <i>Pages must include:</i> <ul style="list-style-type: none"> • <i>Project title/address</i> • <i>Page number</i> | <input checked="" type="checkbox"/> Table of Contents Provided forms: <input checked="" type="checkbox"/> AHO Final Submission Checklist (this form) <input checked="" type="checkbox"/> Final Dimensional Form – Parcel (<i>attached</i>) <input checked="" type="checkbox"/> Final Dimensional Form – Building (<i>attached</i>) Written Section: <input type="checkbox"/> Revisions to the proposal based on feedback in preliminary report <input checked="" type="checkbox"/> Compliance with Zoning <input checked="" type="checkbox"/> Design Approach and Urban Design Objectives (<i>Section 19.30</i>) <input checked="" type="checkbox"/> Summary of Community Engagement |
| GRAPHIC VOLUME <i>(11x17 page size, landscape)</i> Project Plans and Illustrations <i>Pages must include:</i> <ul style="list-style-type: none"> • <i>Title</i> • <i>Date</i> • <i>Author</i> • <i>Graphic scale</i> • <i>North arrow</i> • <i>Labeled dimensions</i> | <input checked="" type="checkbox"/> Table of Contents <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Proposed Open Space Plan (<i>Section 5.22</i>) <input checked="" type="checkbox"/> Proposed Floor Plans <input checked="" type="checkbox"/> Proposed Roof Plan with Green Roof compliance information <input checked="" type="checkbox"/> Proposed Landscaping Plan <input checked="" type="checkbox"/> Proposed Elevations and Cross-sections <input checked="" type="checkbox"/> Parking and Bicycle Facilities Plan (<i>Section 6.50</i>) <input checked="" type="checkbox"/> Shadow Study <input checked="" type="checkbox"/> Proposed Materials Palette <input checked="" type="checkbox"/> Physical or digital model to be presented at the consultation |
| APPENDICES | <input checked="" type="checkbox"/> Green Building Report (<i>Section 22.20</i>) <input checked="" type="checkbox"/> Green Factor Documentation (<i>Section 22.90</i>) <input checked="" type="checkbox"/> Flood Resilience Documentation (<i>Section 22.80</i>) |

The Applicant shall provide the following for the final submission:

- ☒ Electronic copy of all submission materials certified complete by CDD in digital format (via email)
- ☒ Eight (8) hard copies of Narrative Volume and Graphic Volume. Staples, velo binding or tape binding are preferred for the hardcopies.

Parcel Information

| | | | | |
|--|---|----------------------------------|-------------------------------|-----------------------------------|
| Project Address | 240 Broadway, Cambridge MA | | | |
| Applicant | Just A Start | | | |
| | Existing | District Zoning Standards | AHO Zoning Standards | Proposed |
| Base Zoning District(s) | Residence C-1 | | | |
| Overlay Zoning District(s) | Affordable Housing Overlay, AHO Square and AHO Corridor | | | |
| Uses on Adjacent Lots | Residential | | | |
| Lot Area, in sq. ft. | 4,675 sf | | | 4,675 sf |
| Gross Floor Area (GFA), in sq. ft. | NA | | | 24,278 GSF |
| Dwelling Units | 0 | | | 16 |
| Affordable Dwelling Units | 0 | | | 16 |
| Total Open Space, in sq. ft.¹ | 100% 4,675 sf | 30% | no minimum * | 12%, 577 SF |
| Private Open Space | 100% 4,675 sf | 30%, total | no minimum * | NA |
| Permeable Open Space | NA | 30%, total | no minimum * | NA |
| Open Space above Ground Story | 0 | 0 | 0 | 0 |
| Total Off-Street Parking Spaces | 0 | 0 | 0 | 0 |
| Provided on-site | 0 | 0 | 0 | 0 |
| Provided off-site ² | 0 | 0 | 0 | 0 |
| Long-Term Bicycle Parking Spaces | 0 | 1 per unit for first 20 units | 1 per unit for first 20 units | 17, one per unit & one additional |
| Short-Term Bicycle Parking Spaces | 0 | 0 | 0 | 0 |
| Provided on-site | 0 | 0 | 0 | 0 |
| Fund contribution ³ | NA | NA | NA | NA |
| Public Bicycle Sharing Stations⁴ | 0 | | | 0 |
| Provided on-site | 0 | | | 0 |
| Provided off-site | 0 | | | 0 |
| Loading Bays | 0 | 0 | 0 | 0 |

* per 11.207.5.24 (d) lots less than 5,000 sf that are directly abut a public open space do not have a minimum open space requirement.

Building Information

| | | | | |
|---|----------------------------|----------------------------------|-----------------------------|--|
| Project Address | 240 Broadway, Cambridge MA | | | |
| Applicant | Just A Start | | | |
| | Existing | District Zoning Standards | AHO Zoning Standards | Proposed |
| Building Designation (per plans) | Multifamily Housing | | | |
| Type of Alteration Proposed | New Construction | | | |
| Building Use(s) | Residential | Residential | Residential | Residential |
| Ground Story Use(s) | Parking | Residential | Residential | Residential |
| Gross Floor Area (GFA), in sq. ft. | NA | | | 24,278 GSF |
| Dwelling Units | 0 | | | 16 |
| Affordable Dwelling Units | 0 | | | 16 |
| Stories Above Grade¹ | NA | 4 | 12 | 6 |
| Building Height, in ft. | NA | 45', 4 stories | 140' | 68'-11" |
| Ground Story – floor-to-floor, in ft. | 0 | NA | NA | 10'-9" (habitable level to second floor) |
| Building Setbacks, in ft.² | | | | |
| Front Yard (Along Broadway) | NA | 10' | NA | 3' |
| Side Yard (Broadway Adj.) | NA | 5' | NA | 1' |
| Side Yard (Windsor Adj.) | NA | 5' | NA | 4' |
| Front Yard (Along Windsor St.) | NA | 10' | NA | 3' |
| Distance to nearest building, in ft. | NA | NA | NA | 4'-6" at closest corner point |
| Building length along Broadway, in ft. | NA | NA | NA | 62' - 11" |
| Building length along Windsor street, in ft. | NA | NA | NA | 55' - 6" |
| Fenestration, as % of façade area facing Broadway | NA | NA | NA* | 12.00% |
| Fenestration, as % of façade area facing windsor st. | NA | NA | NA* | 12.00% |
| Fenestration, as % of façade area facing Park | NA | NA | NA* | 11.00% |

* per zoning ordinance 2025-2, 11.207.7.1 (B), because we are less than 25,000 gsf minimum fenestration does not apply.

These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

Project Address: 240 Broadway Street, Cambridge, MA

Applicant: Just A Start

Graphics Checklist

Review Section 11.207 and Section 19.47 of the CZO for all submission requirements.

Make sure that submitted graphic materials include the following information, at a minimum, to verify compliance with applicable sections of the AHO:

All maps, plans and elevation drawings should include:

- ☒ Graphic scale
- ☒ North arrow / orientation

Context maps should include:

- ☒ Streets and pedestrian/bicycle routes leading to and from the site
- ☒ Distance to public facilities in vicinity, including transit
- ☒ Buildings and uses on adjacent sites
- ☒ Distance to off-site parking, where proposed

Site plans or landscape plans should include:

- ☒ Lot boundaries
- ☒ Adjacent streets (labeled) and dimensions of adjacent public sidewalks
- ☒ Building footprints with locations of entrances/exits, labeled areas of ground story uses, dimensioned façade lengths, setbacks, and distances to nearest buildings
- ☒ Natural and other landscape features including trees and plantings
- ☒ Open space, dimensioned and labeled by type (private, green area, permeable, publicly beneficial)
- ☒ Proposed locations of light fixtures, specifying type IN DEVELOPMENT
- ☒ Locations, dimensions, and screening of all mechanical equipment located on-site, including all screening (Section 11.207.7.5 of the CZO)
- ☒ Pedestrian and bicycle travel routes, dimensioned
- ☒ Curb cuts, vehicular drives, off-street parking, loading and service facilities, dimensioned (Section 6.50 of the CZO)
- ☒ Features of adjacent lots and buildings that abut the project site

Building floor plans, elevations, and cross-sections should include:

- ☒ Dimensioned floor plans labeling the uses in each portion of the building
- ☒ Dimensions (length and depth) of articulation and breaks in the façade plane (Sections 11.207.7.2(c) and 11.207.7.3(b) of the CZO)
- ☒ Dimensions of fenestration on façades facing public streets and open spaces (Section 11.207.7.3(a) of the CZO)
- ☒ Length of separation between windows and entrances on the ground story (Section 11.207.7.4(c) of the CZO)
- ☒ Dimensions (length, height, and depth from façade) of non-residential uses and parking proposed on the ground story (Section 11.207.7.4 of the CZO)
- ☒ Rooftop plans, elevations, and perspective views showing the locations, dimensions, and screening of all mechanical equipment (Section 11.207.7.5 of the CZO)

These forms are intended to demonstrate compliance with the provisions of the Affordable Housing Overlay (AHO), Section 11.207 of the Cambridge Zoning Ordinance (CZO). Refer to the CZO for detailed provisions.

Project Address: 240 Broadway Street, Cambridge, MA

Applicant: Just A Start

Tenure:

☒ Rental housing

☐ Homeownership housing

Unit Affordability Summary ¹

| | Units at or Below 80% AMI | Units 80% to 100 %AMI | Total |
|--------------------|---------------------------|-----------------------|-------------|
| # of Units: | 16 | | 16 |
| % of Units: | 100% | | 100% |

¹ Refer to Section 11.207.3 in Article 2.000 of the CZO

Unit Size Summary:

| | 0-bedrooms | 1-bedrooms | 2-bedrooms | 3-bedrooms | 4+bedrooms | Total |
|---------------------------------|------------|------------|------------|------------|------------|-------|
| # of Units: | | 1 | 11 | 4 | | |
| Average size range (sf): | | 730 | 918 | 1,219 | | |
| Smallest unit size (sf): | | N/A | 869 | 1,161 | | |
| Largest unit size (sf): | | N/A | 940 | 1,278 | | |

Please describe other anticipated affordability restrictions, if applicable (voluntary):

All AHO units will be subject to the affordability requirements of the City of Cambridge's Affordable Rental Program.



240 BROADWAY ST.
CAMBRIDGE, MA

NARRATIVE

FEBRUARY 10, 2026

Developer

Just A Start
430 Rindge Ave. #301
Cambridge, MA 02140

Architect

Davis Square Architects, Inc.
240A Elm St.
Somerville, MA 02144



PROJECT OVERVIEW

240 Broadway is a new affordable rental development with 16 apartments, located at the intersection of Broadway and Windsor Street in The Port neighborhood. This site is within half a mile of both Kendall and Central Square MBTA Stations, as well as several bus stops. It offers convenient access to the amenities of both Kendall and Central Square including shopping, schools, libraries and employment opportunities. The 4,695 S.F. site is currently an under-utilized asphalt parking lot.

The site and adjoining properties are zoned Residence C-1. Surrounding residential areas are zoned Business A (BA), Open Space (OS), and Office-1 (O-1). Additionally, the site is adjacent to the Greene-Rose Heritage Park. Our primary focus is to create high-quality, affordable housing that meets the needs of the community. The new development will consist of approximately 24,278 square feet of multifamily housing, featuring 16 affordable units. The design includes 1 one-bedroom, 11 two-bedroom units, and 4 three-bedroom units, and will be restricted to households earning under 30% and 60% of the Area Median Income (AMI).

The project aims to align with the city's objectives for climate resilience and housing affordability. 240 Broadway is designed to comply with the City's Climate Resilience Zoning, incorporating strategies to meet Green Factor Standards and enhance flood resilience. The project is designed to meet Passive House Standards.

DESIGN APPROACH & URBAN DESIGN OBJECTIVES (Section 19.30)

The project's design is consistent with the Urban Design Objectives on Section 19.30 as referenced below:

Objective: New Projects should be responsive to the existing or anticipated pattern of development.

The 240 Broadway design meets this objective by:

- The building's façade height is in line with the two existing buildings at the corner of Broadway and Windsor Street.
- The project uses the same materials as the George Close Building (residential apartments) and materials that are compatible with the Fletcher-Maynard Academy.
- Overall, the design fits well with the existing streetscape, with a similar height and horizontal façade rhythm as both the Fletcher-Maynard Academy and the George Close Building. The design for 240 Broadway also highlights the corner condition, with a chamfered corner similar in scale to the George Close Building (and comparable to the rounded corner at the Fletcher-Maynard Academy).

- Along Windsor Street, the design provides a sensitive transition to the lower-scale residential neighborhood by incorporating a voluntary 5'-6" setback from the adjacent property, even though zoning does not require a setback.

Objective: Development should be pedestrian and bicycle-friendly, with positive relationship to its surroundings.

The 240 Broadway design meets this objective by:

- Providing an active, inhabited ground floor to the extent technically feasible, including a residential lobby and one dwelling unit, as well as a bicycle room, trash room, and transformer room.
- Not including any ground-floor parking.
- Incorporating regularly spaced windows along the ground floor to support an active streetscape.
- Orienting the main building entrance toward the corner, consistent with pedestrian movement along both Broadway and Windsor Streets.
- Providing safe and convenient pedestrian and bicycle access, with the bicycle room accessed through the lobby (the current design does not include a separate exterior entrance to the bicycle room).

Objective: Building and Site design should mitigate adverse environmental impacts of a development upon its neighbors.

The 240 Broadway design meets this objective by:

- Locating most mechanical equipment at the roof level and screening it with a parapet to limit visibility from the street.
- Placing trash handling and storage near the elevator and other non-habitable spaces, with a clear and convenient path for trash removal.
- Reducing stormwater impacts on the municipal system by providing a subsurface stormwater recharge system and areas of green roof.
- Limiting shadow impacts on neighboring buildings by keeping floor-to-floor heights moderate and incorporating setbacks beyond zoning requirements.
- Avoiding the need for retaining walls.
- Providing the required number of affordable housing units in a space-efficient building that is appropriately scaled to the neighborhood. The façade uses familiar Cambridge design elements, including lap siding, trim, panels, vertical siding, and generously sized windows.
- Limiting outdoor lighting to what is needed for safety, security, and safe egress, while minimizing light spillover onto adjacent properties through the use of cut-off fixtures focused on the ground plane.

- Consulting with a project arborist and the City of Cambridge Arborist to appropriately address tree branches overhanging from neighboring properties, the adjacent park, and street trees.

Objective: Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system.

The 240 Broadway design meets this objective by:

- Incorporating low-flow plumbing fixtures at sinks, lavatories, showers, and toilets to reduce overall water demand.
- Stormwater management will include subsurface recharge structures and a green roof. The exact roof system hasn't been finalized yet: if a "purple" roof is used, it will provide rainwater detention and retention, while the green roof currently shown does not provide detention or retention.

Objective: New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically

The 240 Broadway design meets this objective by:

- Redeveloping an existing parking lot that is already connected to all City utilities.

Objective: Expansion of the inventory of housing in the city is encouraged

The 240 Broadway design meets this objective by:

- Providing compact, affordable housing that fits within the scale of the surrounding residential neighborhood.

Objective: Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.

The 240 Broadway design meets this objective by:

- By locating housing next to a public park, the open space requirements on the site are reduced, allowing for additional dwelling units to be developed.

DESIGN GUIDELINES FOR AFFORDABLE HOUSING OVERLAY

- **Site Design:** 240 Broadway is located in a neighborhood with mixed development character and uses. The neighbors include containing larger multi-family residential buildings of 4 to 6 stories and smaller 2 to 3 story residences. In response to neighborhood feedback, the new building will be set back further from the corner of Broadway and Windsor St. to enhance visibility at the intersection. Site features also include planter boxes and pergolas at the first floor level.
- **Massing:** The proposed building is six stories tall, with the first and sixth floor recessed to provide a break in the massing. The main building entry is on the building's chamfered corner, which spans the full height of the building and directly responds to the surrounding buildings' designs. Additional detail on the building massing, materiality and design context is provided in Volume II or the package.
- **Architectural Details, Materials, Color and Finishes:** Architectural details include a red brick façade material on the first floor with a wood clad pergola structure to provide a human scale experience on the ground floor. The first floor also features planter boxes beneath the pergolas. The main body of the building is a light grey horizontal fiber cement panel, divided into four vertical sections on each façade by bold vertical trim. The top floor of the building is a horizontal grey lap siding fiber cement panel. Window frames are brown/bronze color, and window accents are a mix of a light blue extruded window trim, or warm wood-tone, vertical panel.

Neighbors provided feedback to design the building with neutral colors with limited bright accent colors. All these details will make beneficial references to the immediate neighborhood, without strictly copying the surrounding styles. The use of fiber-cement for most exterior surfaces will provide a colorful, durable, long-lasting surface.

Building Facades: The red brick façade material on the first floor relates to the directly surrounding building contexts of the George Close and Fletcher Maynard school buildings. The first floor also includes a wood clad pergola structure to provide human scale experience on the ground floor. This typology can also be seen at other buildings of similar scale in the neighborhood. The main body material of horizontal panels is similar to the larger scale building material down Broadway, and the vertical trim on the facades relates to the pilasters seen on the surrounding brick buildings. The lap siding panels on the top floor relate to the surrounding lap siding houses at the site.

- **Building Interiors:** Units are designed for families. One-bedroom, two-bedroom and three-bedroom units are designed to offer a variety of housing options within the neighborhood. There are two handicap units in the project, and the rest of the units are adaptable units. All

units have access to laundry facilities on the first floor, and living spaces include ample storage space. All common area spaces and amenities will be accessible.

- **Mechanical Equipment:** The mechanical equipment for the proposed building will be on the first floor and on the building rooftop. The transformer will be located inside the building on the first floor above the site's long-term flood elevation. The transformer vault is also a double height space to meet utility company clearance requirements. Roof Mechanical Equipment (electric heat pumps and ERV) will be screened from view. This equipment will be set back from the roof parapet so that the equipment will not be visible from the street.
- **Ground Stories and Below Grade:** There is no basement in the development.

COMMUNITY PROCESS & OUTREACH

Starting in January 2025, Just A Start held three community meetings-- including two official Affordable Housing Overlay meetings coordinated with the city-- to share information about the Project and gather feedback on the design. Meetings were held at Just A Start's property across the street, The George Close Building, located @ 243 Broadway St. and offered simultaneously in person and online via Zoom.

The first meet and greet meeting for 240 Broadway was held on **January 14, 2025**, as a hybrid session coordinated with the City of Cambridge. Over 30 neighbors attended in person and on Zoom. Discussion focused on the 20-unit affordable housing proposal, including questions about the lack of 3-bedroom units, the absence of parking, and potential construction-related parking impacts. Residents also asked about building height, density, Passive House features, solar feasibility, income requirements, and long-term maintenance. Some neighbors expressed concern about the increase from five to six stories, while others supported the need for more affordable housing.

The first AHO Community meeting was held on **July 24, 2025**, with a repeat meeting on **September 18, 2025**. In these follow-up meetings, Just A Start and Davis Square Architects reviewed project updates and presented design changes based on community feedback. Residents raised several design-related concerns, including building height and massing on the small site, use of fiber cement siding, and the safety of the main entrance at a busy corner near the school. Questions were also raised about the transformer location, elevations, and comparisons with surrounding buildings, including the George Close building. Other concerns included protecting existing street trees, parking impacts for residents and the school, as well as intersection safety, pedestrian visibility, materials, and affordability.

Based on these discussions, the exterior color palette evolved from more natural tones to brighter colors and then back to a more muted approach. We also looked at elements already present in the neighborhood, such as pergolas, and incorporated those into the design. We explored moving the building entry from the corner to Broadway Street based on community feedback; however, that option did not make sense, so the entry was retained at the corner. We also increased the number of larger units. The project now includes 3-bedroom units, resulting in a total of 16 units, which people appreciated. We also provided additional perspectives to show the building from different angles. Another change we made was that we moved the transformer from Windsor St. to Broadway St.

The second AHO Community meeting was held on **November 6, 2025** and focused on rent assistance, construction impacts, and neighborhood concerns. The team emphasized building to Passive House standards and addressed resident worries about parking, accessibility, shadows, and overall neighborhood impact. Just A Start explained that on-site parking is not feasible but is exploring alternative solutions. Tree protection and construction monitoring were discussed to minimize disruption. Community members also highlighted challenges in public housing and the need for a comprehensive approach to balance development with neighborhood quality of life. The community requested more information, including continued community engagement prior to construction start, review of shadow studies, updates tree protection, and plan for alternative parking before construction for residents currently using the lot.

DEVELOPMENT TIMELINE

| | |
|--------------------------------------|---------------------------|
| Initial AHO Design Review Submission | December 1, 2025 |
| Planning Board Feedback & Meetings | January 2026 – April 2026 |
| State Funding Application | March 2026 |
| AHO Planning Board Hearing | April 2026 |
| Funding Awards | Summer 2026 |
| Financial Closing | Winter 2026 |
| Construction Start | Spring 2027 |
| Construction Completion | Summer 2028 |

ZONING / AHO COMPLIANCE

The proposed development meets all requirements of the current Affordable Housing Overlay (AHO) pursuant to the Cambridge Zoning Ordinance.

Additional details on the Project's zoning dimensional requirements are included in the Parcel Information form at the beginning of Volume I.

11.202.3 Standards for Eligibility (AFFORDABILITY)

- **AHO Affordability Requirements:** For this project affordable housing rental units will be restricted for households earning 30% and 60% of the Area Median Income (AMI).

11.2027.4 Use

- The proposed use for 240 Broadway will contain a multifamily dwelling as-of-right, consisting in 16 affordable rental housing units.

11.207.5 DEVELOPMENT STANDARDS

Dimensional Standards for AHO Projects

- **Building Height:** We are proposing a 6-story (66'-6") building for the 240 Broadway Project. This exceeds the height limit of the underlying base zoning because six-story buildings in Res C-1 districts are only allowed on lots of at least 5,000 sq ft. Since the project lot is smaller than 5,000 sq ft, the base zoning height limit is 4 stories (45'). As a result, the project is subject to a Planning Board Advisory Consultation. However, per Section **11.207.8(b)**, only one session with the Planning Board is required.
- **Lot Size:** As per Section 11.207, There is no minimum lot size for AHO projects. 240 Broadway is 4,675 square feet.
- **Front Setbacks:** The AHO does not require a front setback. The proposed front setback along Broadway St. is 2' 10.75", and front setback along Windsor St. is 2' 5/8".
- **Side Setbacks:** The AHO does not require a side setback. The proposed side setback adjacent to Broadway St. is 2' and the side setback adjacent to Windsor St. is 5' -6".

DENSITY

- **Floor to Area Ratio (FAR):** This lot is currently zoned Residence C-1. Under the February 2025 Multifamily Zoning reforms, there is no longer a maximum area ratio (FAR) limitation for multi-family residential projects.

- **Minimum Lot Area per Dwelling Unit:** There is no minimum lot area per dwelling unit for AHO projects.

11.207.6 Parking and Bicycle Parking

PARKING & TRANSPORTATION MANAGEMENT

- **Car Parking:** There is no minimum number of offset parking spaces under the AHO. Due to the site's transit-oriented location. The project does not include any on-site parking spaces and will focus on access to multiple transportation options.
- **Bicycle Parking:** Bicycle parking is provided in accordance with Article 6.1200. The project currently offers 17 long-term bicycle parking spaces inside the building on the first floor, one per residential unit and one additional space. The project is not required to provide any short-term bicycle parking under **11.207.6.4 (C)**.
- **Transportation Management:** Just A Start is committing to a transportation demand management plan including discounted MBTA combined subway and bus pass for three months or pass of equivalent value.

OPEN SPACE

- **Open Space:** The AHO calls for a minimum percentage of 30% of the lot area to be provided as open space. This lot is 4,675 square feet. **Under Section 11.207.5.24(d) of the AHO, lots under 5,000 square feet that directly abut a public open space are not subject to a minimum open space requirement.** Although no minimum open space is required, the project proposes a total open space of 12% (577 square feet).
- **Permeable Open Space:** There are no minimum requirements for permeable open spaces. *Same as above, the total sf of permeable open space is included in the total required open space of 30%, RBLA should indicate this number in her materials, not sure if the green roof will count for permeable open space as well.*

CLIMATE RESILIENCE & SUSTAINABLE DESIGN

- **Flood Resilience Standard:** As new construction, the project is subject to the City's flood Resilience Standard zoning. The project is designed to comply with the Flood Resilience Standard requirements through elevation of the development's habitable and occupiable spaces and critical infrastructure above the 1% Long-Term Flood Elevation (LTFE). The design phase Flood Resilience submission was sent for review on November 25, 2025 and approved by the Department of Public Works.

- **Green Factor Standard:** The project is designed to achieve the Green Factor Standard with a Cool Score of 1.08 through measures to build a green roof with added vegetation. All roof and ground cover materials are high SRI materials to minimize heat island effect. Please see Volume III, Appendix B, for the project's Green Factor Checklist, Cool Scoring Sheet and site plan.
- **Other sustainability measures:** Onsite stormwater management will be designed in consultation with the Department of Public Works. Just A Start and Davis Square Architects are planning to design this project with a focus on energy efficiency. The development is being designed to meet **Passive House Standards** (not pursuing formal certification). The project will comply with **Cambridge's stretch energy code** and will seek green building certification through **Enterprise Green Communities (EGC)**.

11.207.7 General Provisions

Since the 240 Broadway Street project has a gross square footage (GSF) of less than 25,000 square feet, these standards do not apply pursuant to **Section 11.207.1(b)**.
Building and Site Standards for New Development.

DEVELOPMENT TEAM EXPERIENCE

As the Developer of 240 Broadway, Just A Start has assembled an experienced project team for the development to deliver a successful project at all stages.

ABOUT JUST A START

Just A Start is a 56-year-old nonprofit (501(c)3) community development corporation dedicated to building the housing security and economic stability of low- to moderate-income people in Cambridge and nearby communities. Through innovative, comprehensive, and integrated programs, Just A Start creates and preserves affordable housing, provides housing resources and services, offers education and workforce training for youth and adults, and builds community engagement.

Just A Start's vision is for an equitable community where everyone can secure a solid economic foundation. As our tag line indicates, Just A Start builds homes, careers, and futures.

As part of our core mission, Just A Start develops and owns affordable apartments that allow low- to moderate income residents to live in Cambridge at rents that are within their means. Just A Start's portfolio of rental properties includes over 620 apartments across 41 properties, ranging in size from studios to 5-bedrooms. Just A Start also currently has approximately 250 new affordable and workforce homes/apartments in our development pipeline.

KEY PERSONNEL

Carl Nagy-Koechlin has served as Just A Start's Executive Director since July of 2019. Carl has over 30 years of community development and affordable housing experience. He most recently served as the executive director at Housing Solutions for Southeastern Mass. and at Fenway Community Development Corp. Under his leadership, these organizations created 400 apartments and homes in 15 affordable housing development projects; implemented and strengthened housing stabilization and homelessness prevention programs; and developed job training and placement programs that ensured strong career ladders and sustaining jobs for community residents. Carl holds a Bachelor's degree in Economics from the University of Massachusetts, Amherst, and a Master of City Planning from the Massachusetts Institute of Technology.

Noah Sawyer is the Director of Real Estate, managing their development team and its work in Cambridge and surrounding municipalities. Previously, Noah served as a senior project manager for The Community Builders, Inc. in its Boston office, where he led development teams for affordable and mixed-income real estate projects in New England. He also served as a research associate at the Urban Institute in Washington, D.C., conducting research on housing finance and

community development for federal, state, and local government. Noah holds a Master's in Public Policy and Urban Planning from Harvard University, as well as a Bachelor's in Mathematics from Vassar College.

Yolanda Gilibert is a Senior Project Manager at Just A Start with 10+ years of experience in affordable housing. She has worked on several projects ranging from new construction for home ownership, to the renovation of existing rental apartments in Dorchester and Fenway areas. Her experience includes different stages of the development process from predevelopment to construction. She holds a Bachelor of Architecture from Mexico City, and a Master of Urban Affairs from Boston University.

Davis Square Architects, Inc. is an architectural firm founded in 1984 with extensive experience in affordable housing and community-based projects. The firm provides full architectural services from early design through construction and works closely with clients, consultants, and municipalities throughout the process. Davis Square Architects has completed numerous multi-family and affordable housing developments in Cambridge and throughout the Greater Boston area, with a focus on context-sensitive design, durable materials, and projects that meet zoning, sustainability, and funding requirements. Their work emphasizes clear communication, coordination with public agencies, and designs that respond to neighborhood context and community input.