



240 BROADWAY, CAMBRIDGE MA.
PLANNING BOARD SUBMISSION PACKAGE

1

GRAPHICS

SITE CONTEXT - PAGE 3

PROPOSED SITE DESIGN - PAGE 6

FLOOD RESILIENCY - PAGE 16

PROPOSED FLOOR PLANS - PAGE 20

ELEVATIONS - PAGE 25

SECTIONS - PAGE 29

MATERIALS - PAGE 32

SUN STUDIES - PAGE 33

RENDERINGS - PAGE 35

DIGITAL MODEL ACCESS - PAGE 39

SITE CONTEXT: DISTANCE TO SURROUNDING FACILITIES - 240 BROADWAY CAMBRIDGE



EXISTING SITE VIEWS - 240 BROADWAY CAMBRIDGE



VIEW FROM ACROSS BROADWAY



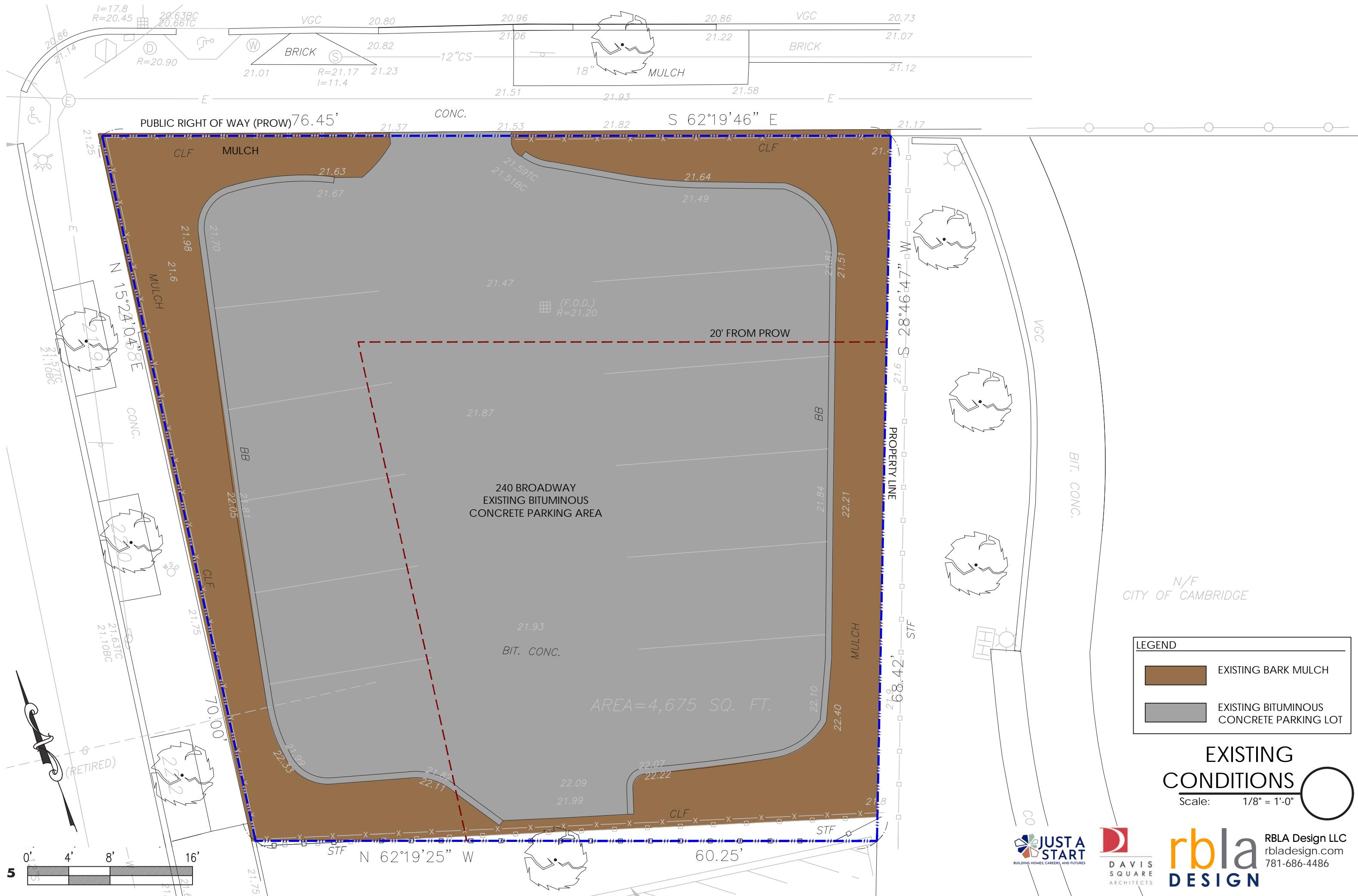
VIEW FROM DOWN WINDSOR STREET

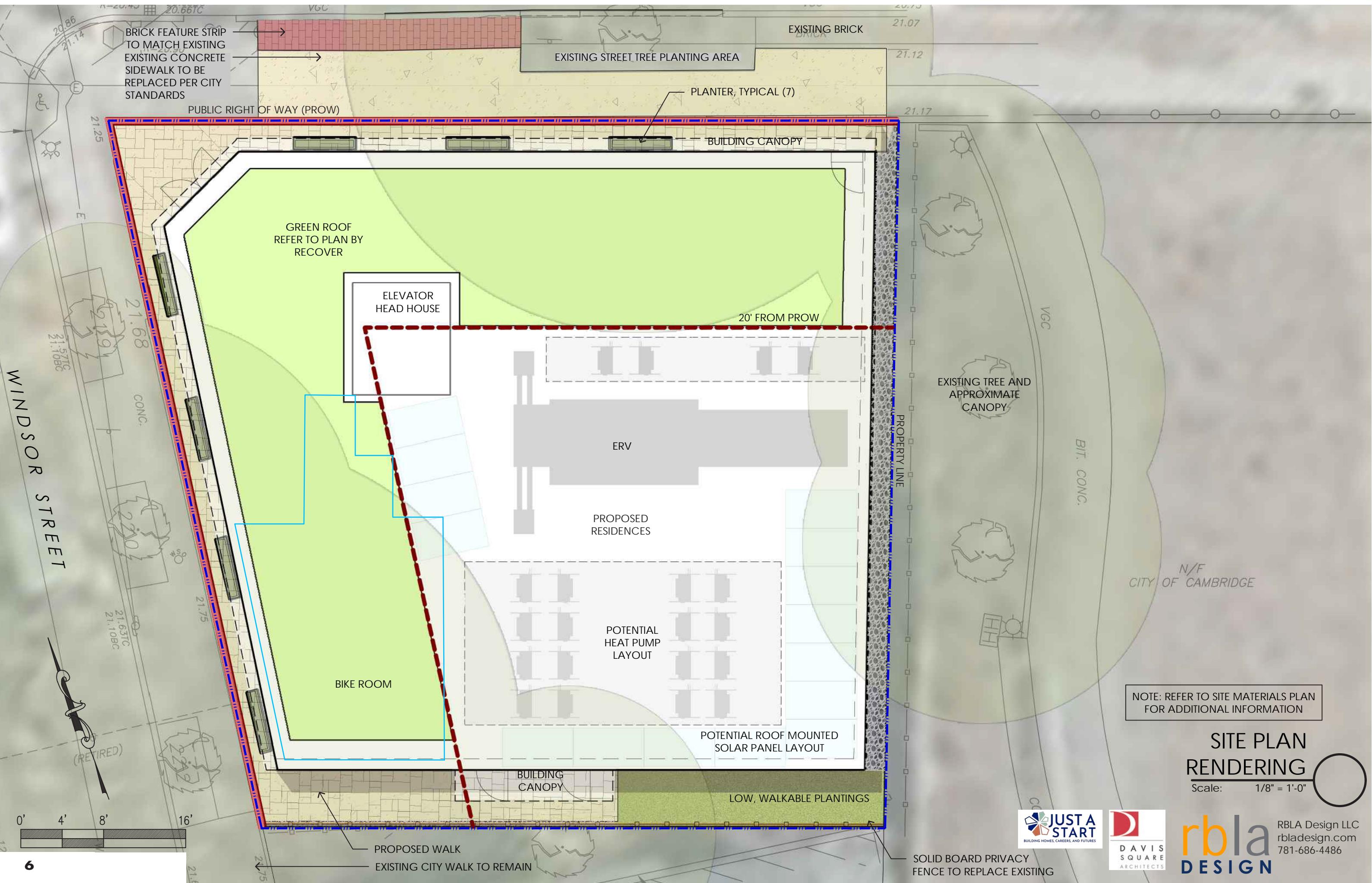


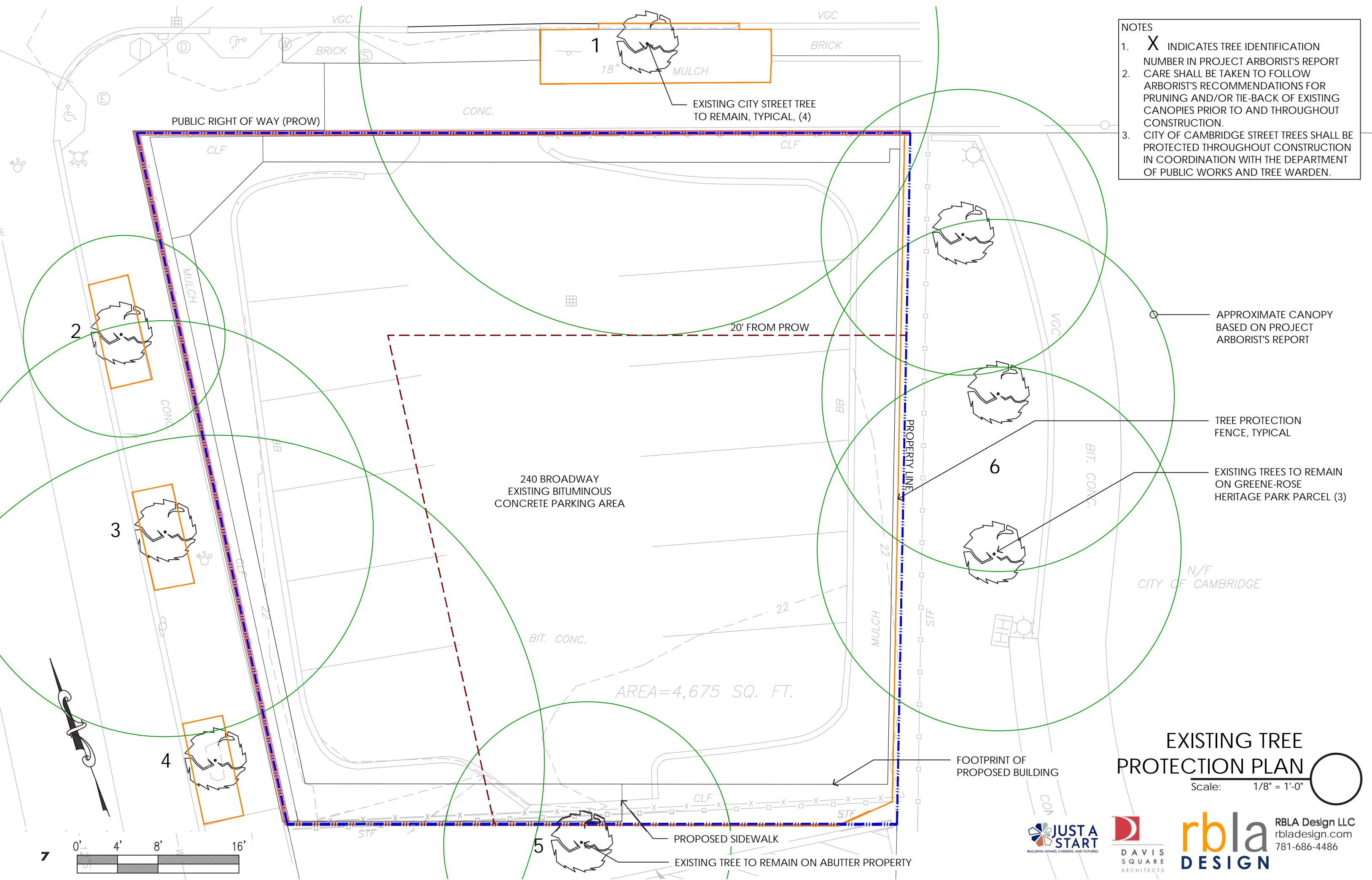
VIEW FROM DOWN BROADWAY - PARK SIDE



VIEW FROM DOWN BROADWAY







ES

X INDICATES TREE IDENTIFICATION

NUMBER IN PROJECT ARBORIST'S REPORT

CARE SHALL BE TAKEN TO FOLLOW

ARBORIST'S RECOMMENDATIONS FOR

PRUNING AND/OR TIE-BACK OF EXISTING

CANOPIES PRIOR TO AND THROUGHOUT

CONSTRUCTION.

CITY OF CAMBRIDGE STREET TREES SHALL BE

PROTECTED THROUGHOUT CONSTRUCTION

IN COORDINATION WITH THE DEPARTMENT

OF PUBLIC WORKS AND TREE WARDEN.

APPROXIMATE CANOPY
BASED ON PROJECT
ARBORIST'S REPORT

— TREE PROTECTION FENCE, TYPICAL

- EXISTING TREES TO REMAIN
ON GREENE-ROSE
HERITAGE PARK PARCEL (3)

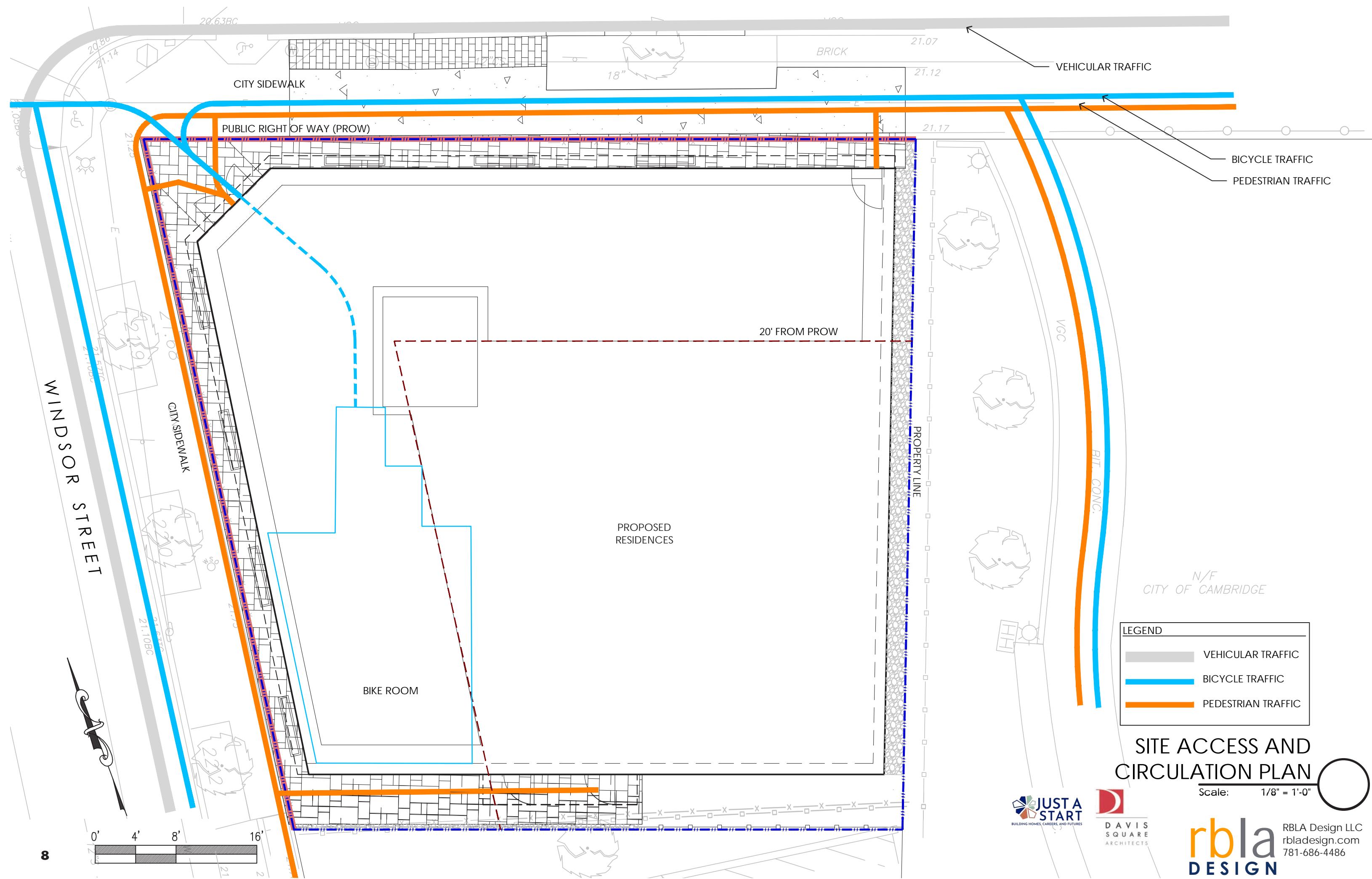
N/F
CITY OF CAMBRIDGE

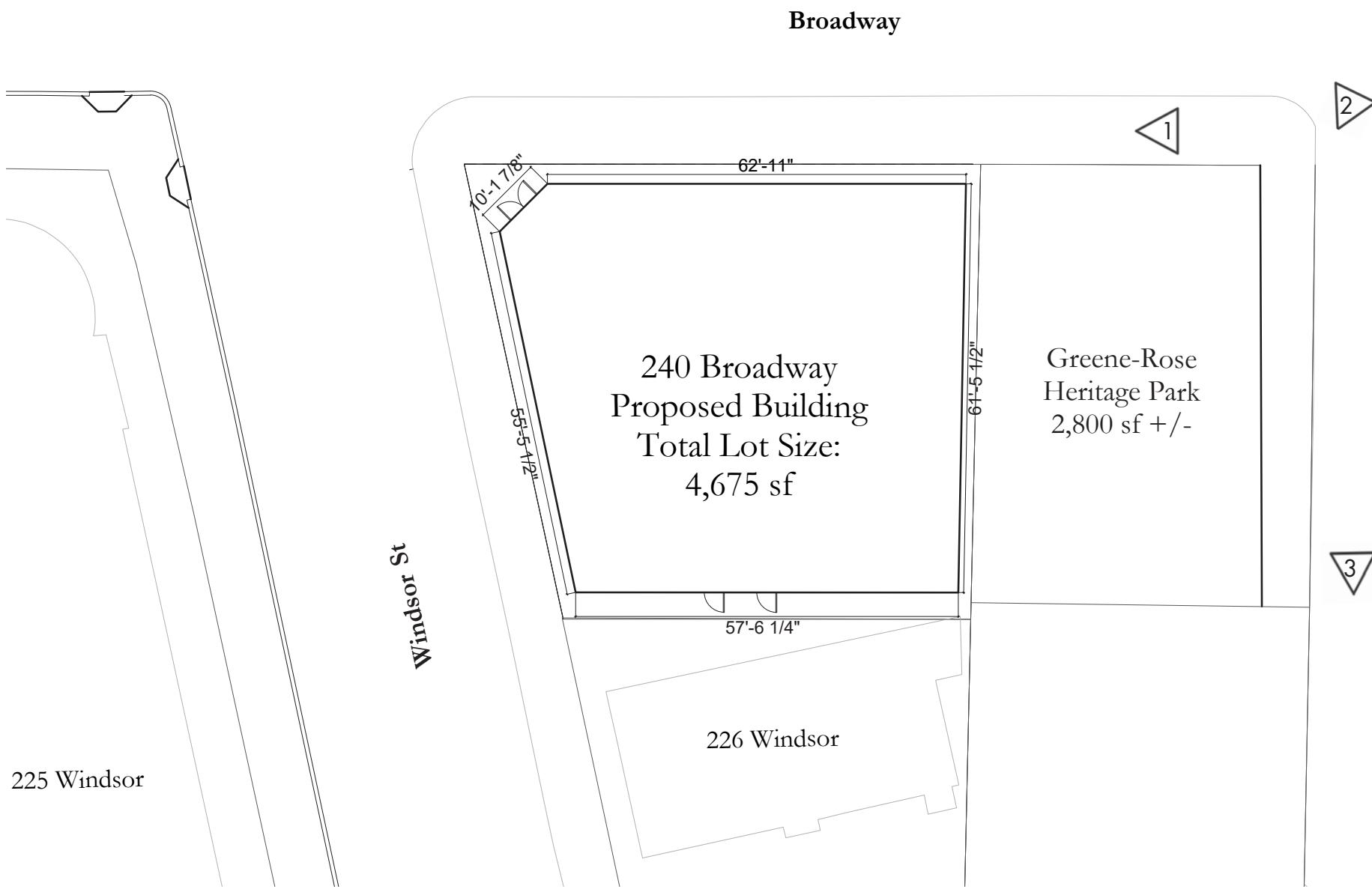
EXISTING TREE PROTECTION PLAN

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



rbla DESIGN RBLA Design LLC
rbladesign.com 781-686-4486





11.207.5 Open Space.

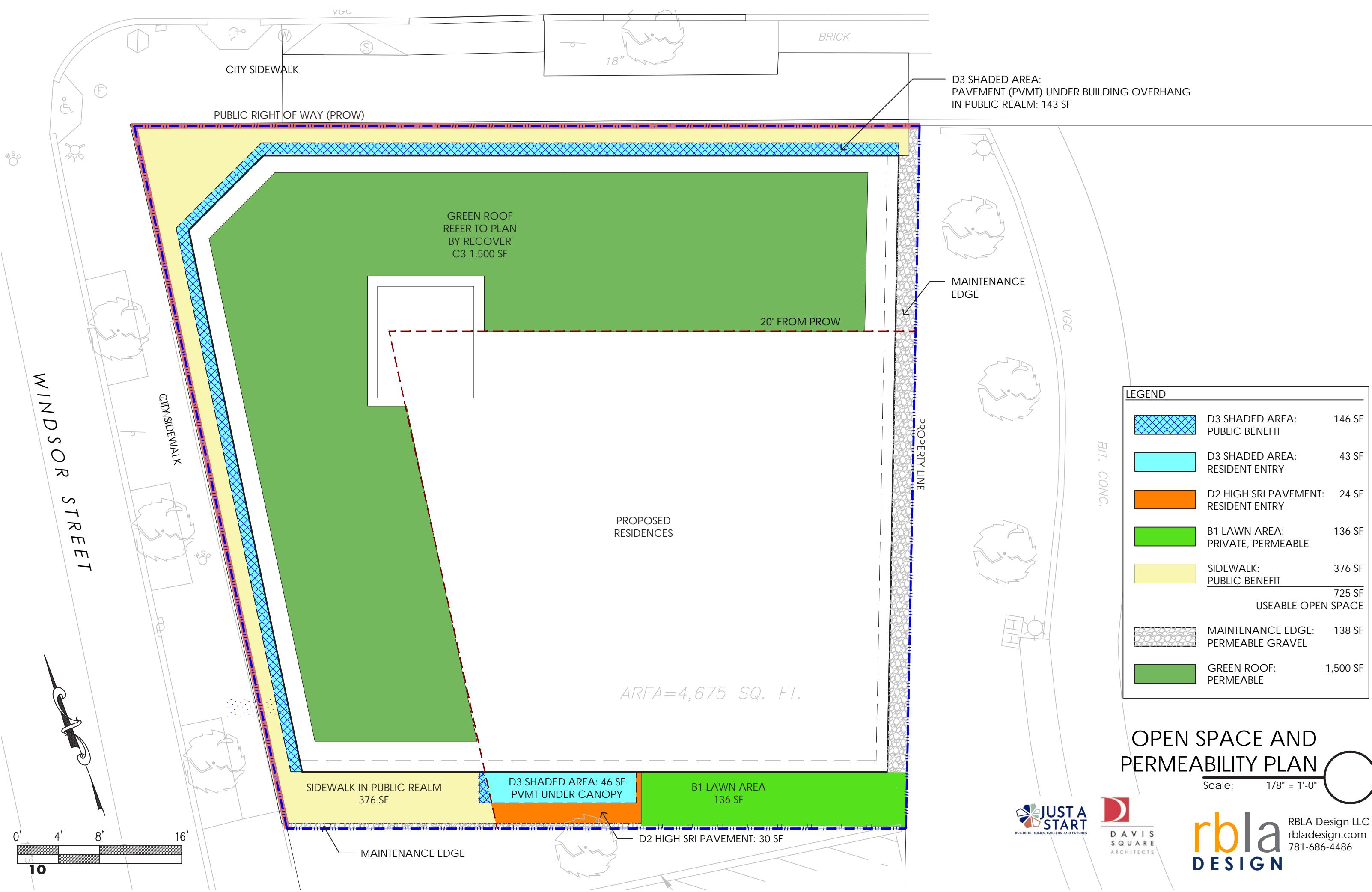
.2.4 The Open Space requirements set forth in the District Dimensional Standards shall apply except as set forth below:

(d) Notwithstanding the foregoing, lots consisting of five thousand (5,000) square feet or less in total lot area that directly abut a Public Open Space consisting of at least one thousand five hundred (1,500) square feet of area shall not have a minimum open space requirement under this Article.

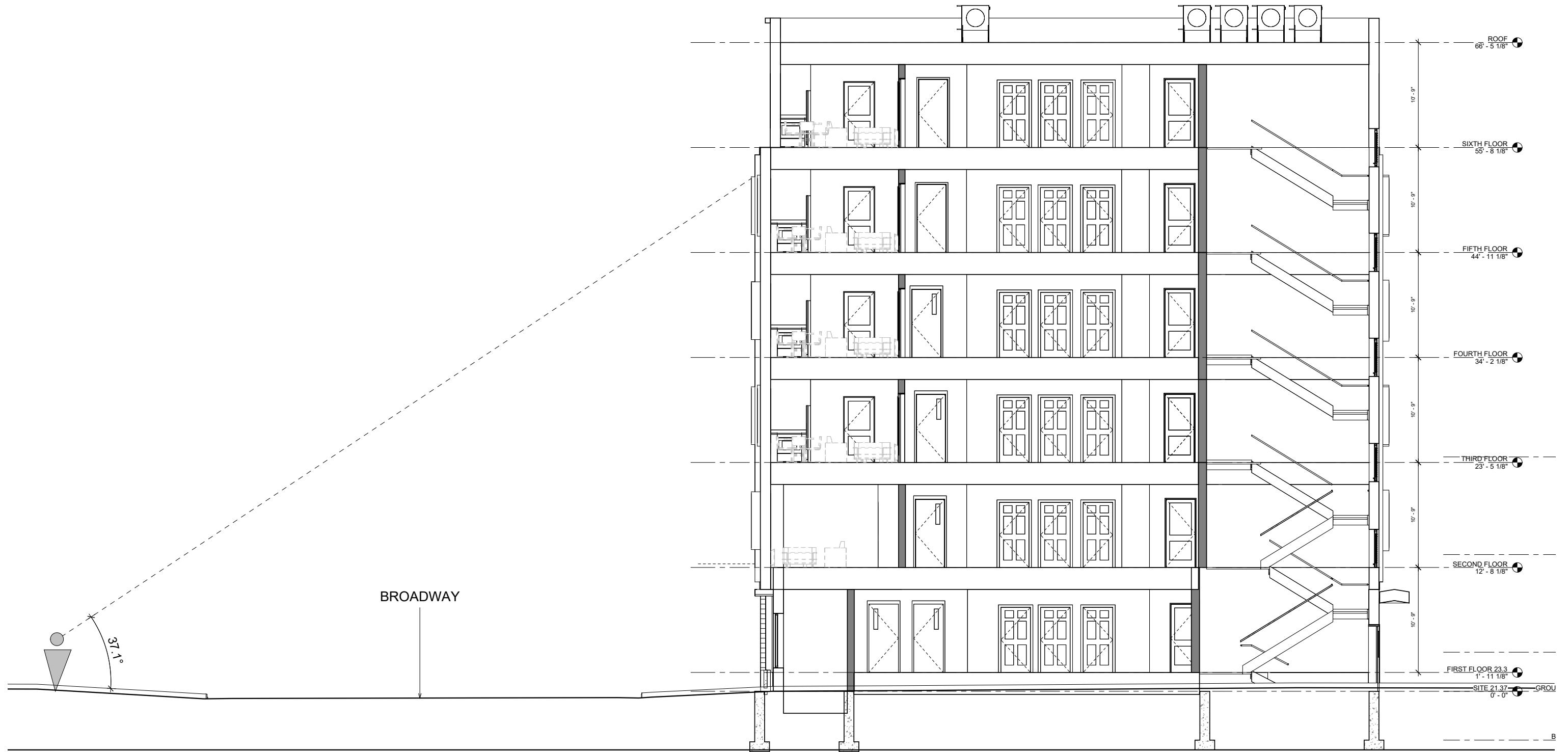
SOURCE: City of Cambridge Zoning Ordinance https://library.municode.com/ma/Cambridge/codes/zoning_ordinance?nodeId=ZOOR_ART11.000SPRE

Due to open space requirements exception, 11.207.5 (d), we do not have a minimum open space requirement. Our site, 240 Broadway, abuts the Greene-Rose Heritage Park. This is a city owned park which will provide green space for resident use. This access point also leads to the larger part of the Green-Rose Heritage park which allows residents to utilize the children's playground, open field, benches and landscaped areas. See above for images for the park.



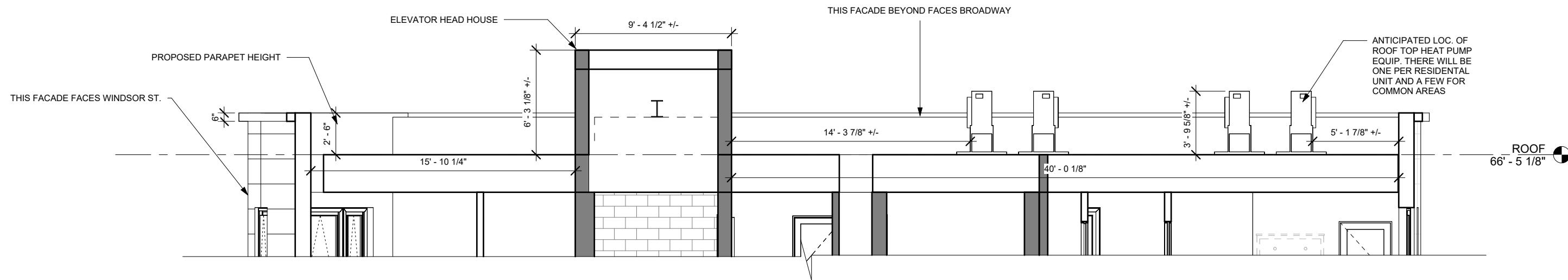


PROPOSED SCREENING: SECTION - 240 BROADWAY, CAMBRIDGE

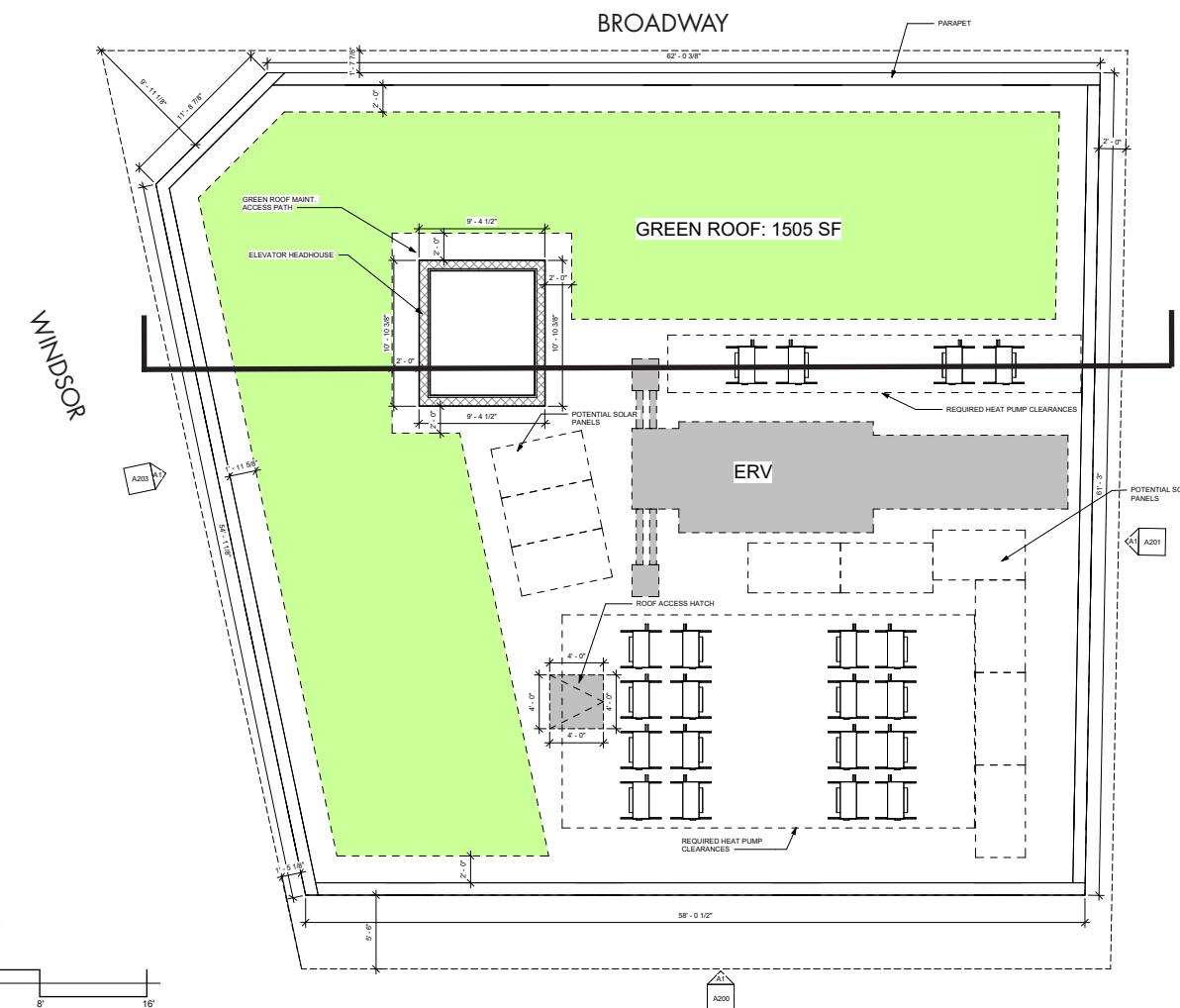


SCREENING FROM ACROSS BROADWAY, ALL MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF.

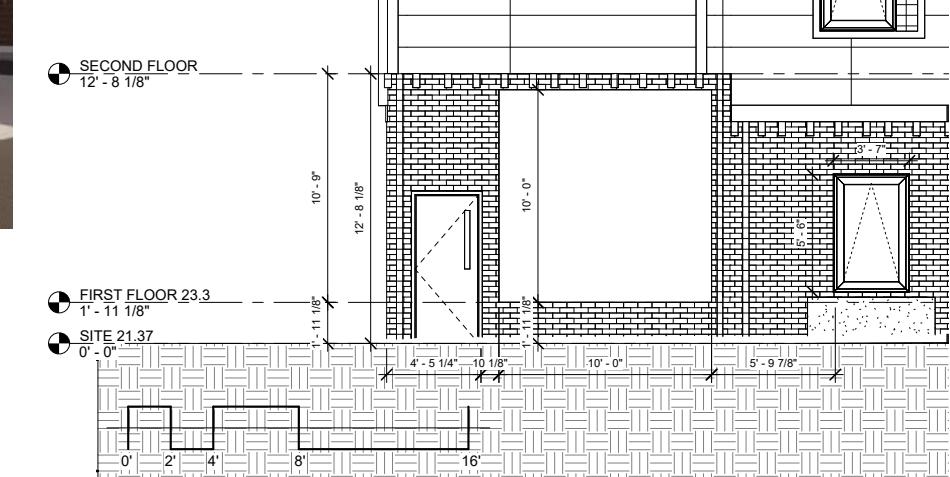
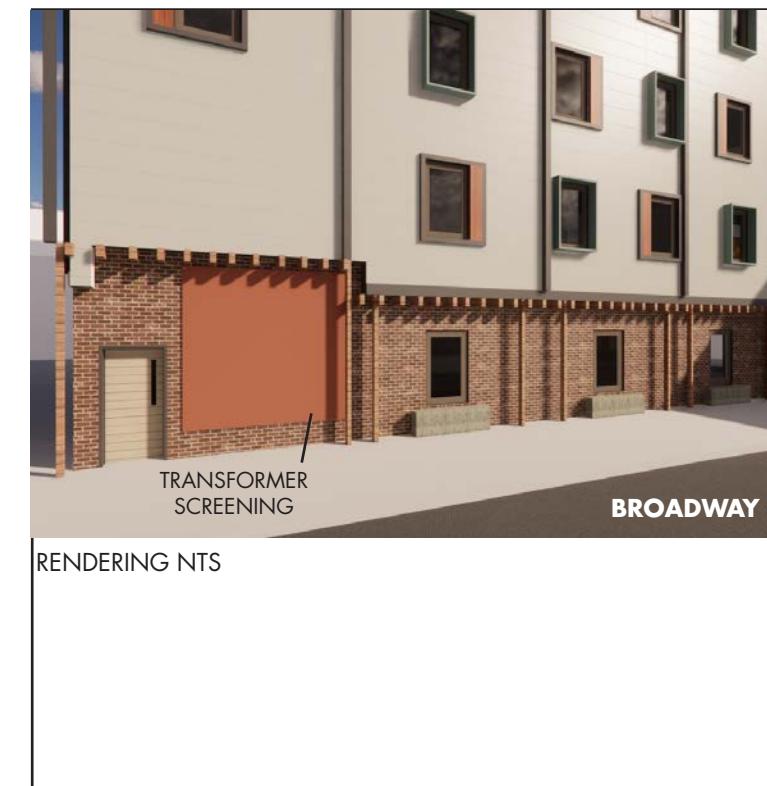
PROPOSED SCREENING - 240 BROADWAY, CAMBRIDGE



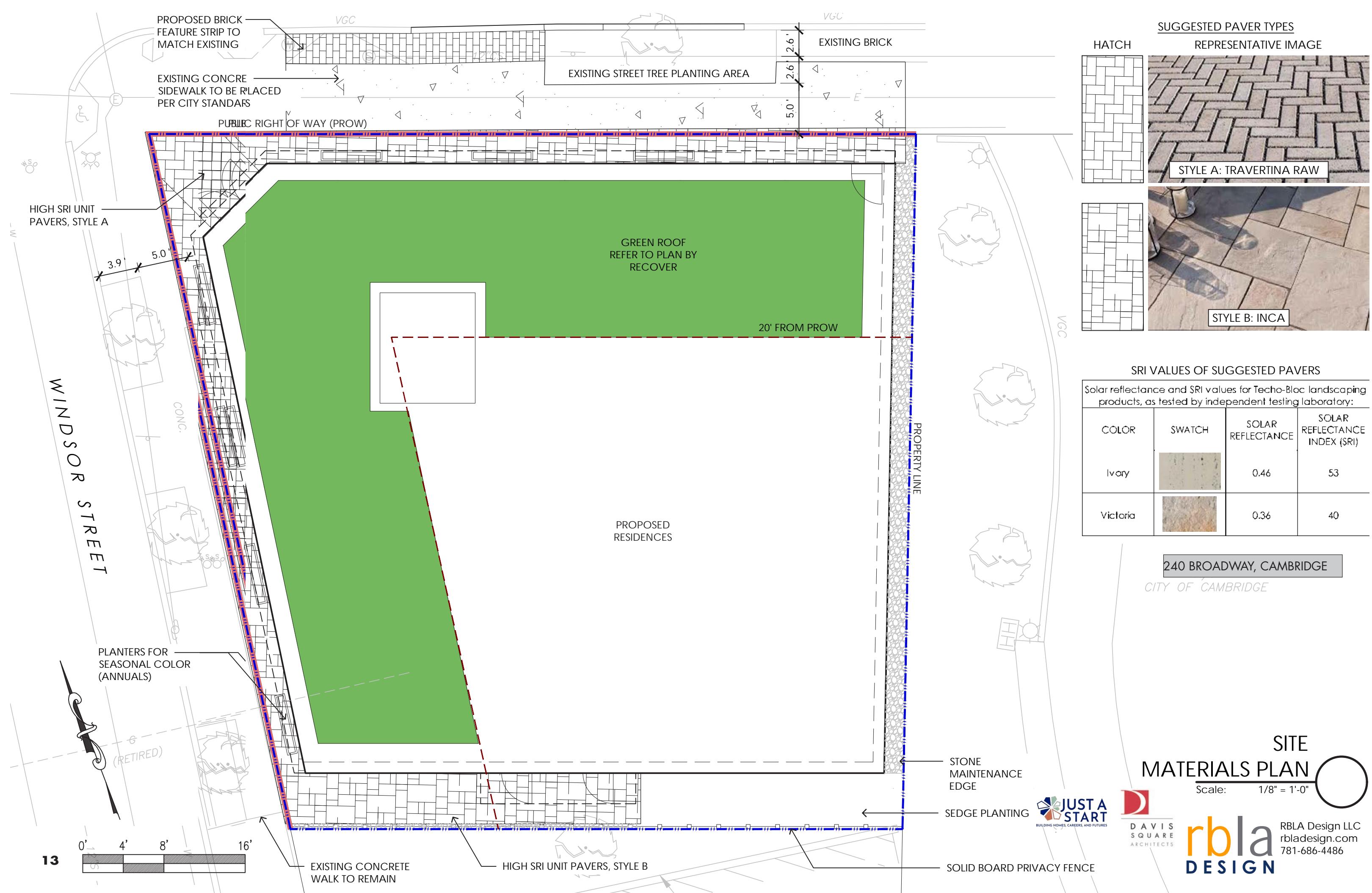
THE ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED BY THE BUILDING PARAPET. THE EQUIPMENT IS LOCATED TO THE REAR BOTTOM RIGHT CORNER OF THE BUILDING, AWAY FROM WINDSOR AND BROADWAY. SEE ABOVE FOR DETAIL SECTION, AND TO THE LEFT FOR ROOF PLAN.



(ENLARGED ROOF PLAN CAN BE FOUND ON PAGE 23)



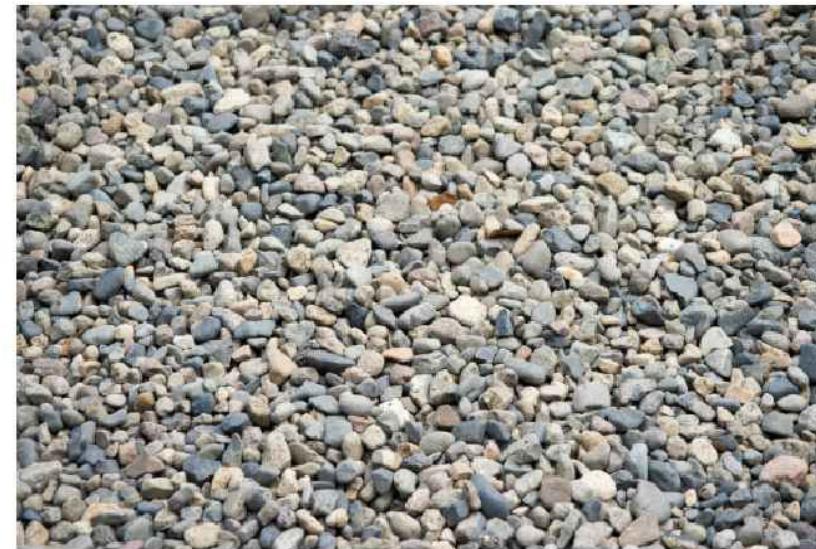
THE ONLY GROUND FLOOR MECHANICAL EQUIPMENT IS THE TRANSFORMER, WHICH IS LOCATED INSIDE THE BUILDING AT THE "HABITABLE" FLOOR ELEVATION. THIS IS SCREENED BY A UTILITY COMPANY REQUIRED DOOR, WHICH COULD BE USED A MURAL OR ART OPPORTUNITY. SEE ABOVE FOR RENDERING AND FAÇADE DIMENSIONS.



MATERIALS PALETTE - 240 BROADWAY, CAMBRIDGE



CEMENT CONCRETE WALK



STONE MAINTENANCE EDGE

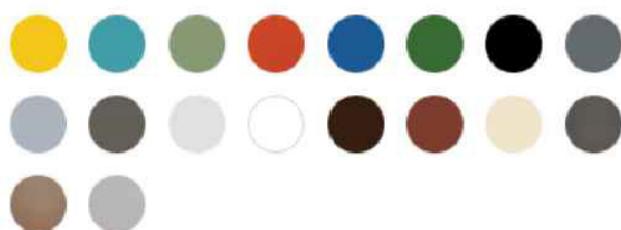


LOW, WALKABLE PLANTING: MIXED NATIVE CAREX SPECIES OR SIMILAR



PLANTER

SELECT COLOR:



SOLID BOARD PRIVACY FENCE - TO MATCH EXISTING

SITE MATERIALS PALETTE

Scale: NOT TO SCALE



Emory Knoll Farms Inc.

Green Roof Plants

Mixed Flats – Regional + 30% N.American Natives



Owner and renowned green roof consultant Ed Snodgrass created this specific mix of plants to meet the LEED requirements for native plants on a green roof. Our North American Native blends are available for each of our regional mixes (Northeast, Mid-Atlantic, Southeast, Mid-Western, etc.). The species included in our mixed flats are chosen to work well in a wide variety of environmental conditions typically found on green roofs. The plants in our native mixes accommodate an environment that changes season-to-season and year-to-year, adapting to a wide range of light, temperature, and other cultural conditions. Plants provide a good food source for pollinators and birds.

PLANT SPECIES

Emory Knoll Farms' Regional + 30% Natives flats include the following plants, but *note that not every flat will have all varieties*:

Species	Flowers	Time	Zone	Species	Flowers	Time	Zone
Sedum album	White	Mid-summer		Aster alpinus	Purple	Spring	4
Sedum aizoon	Yellow	Mid-summer	4	Sedum kamtschaticum	Yellow	Mid-summer	4
Sedum montanum orientale	Yellow	Early summer	5	Talinum calycinum	Magenta	Spring/summer	6
Sedum reflexum	Yellow	Mid-summer	5	Bigelowia nuttallii	Yellow	Late summer	4
Sedum floriferum	Yellow	Mid/late summer	3	Phedimus takesimensis 'Gold Carpet'	Yellow	Summer	5
Sedum sexangulare	Yellow	Mid-summer	4	Ipomopsis rubra	Red	Summer	5
Sedum sitchense	Yellow	Mid-summer	4	Sedum hybridum 'Immergrunken'	Yellow	Late summer	4
Sedum spurium	Pink and white	Mid/late summer	4	Campanula rotundifolia	Purple / Blue	Spring/summer	4
Allium cernuum	Pink	Late spring	4	Penstemon sp	Varied	Spring/summer	4-6
Armeria maritima	Pink	Spring - summer	4	Phlox subulata	Varied	Spring	4

PLANT SIZE

Deep nursery plug
3" deep x 1.5" across at the top

PLANT SPACING

6 plugs per sq. ft. – 3 Month coverage
4-5 plugs per sq. ft. – 6-12 Month coverage
2-3 plugs per sq. ft. – 12-18 Month coverage



Emory Knoll Farms, Inc.
3410 Ady Road | Street, MD 21154

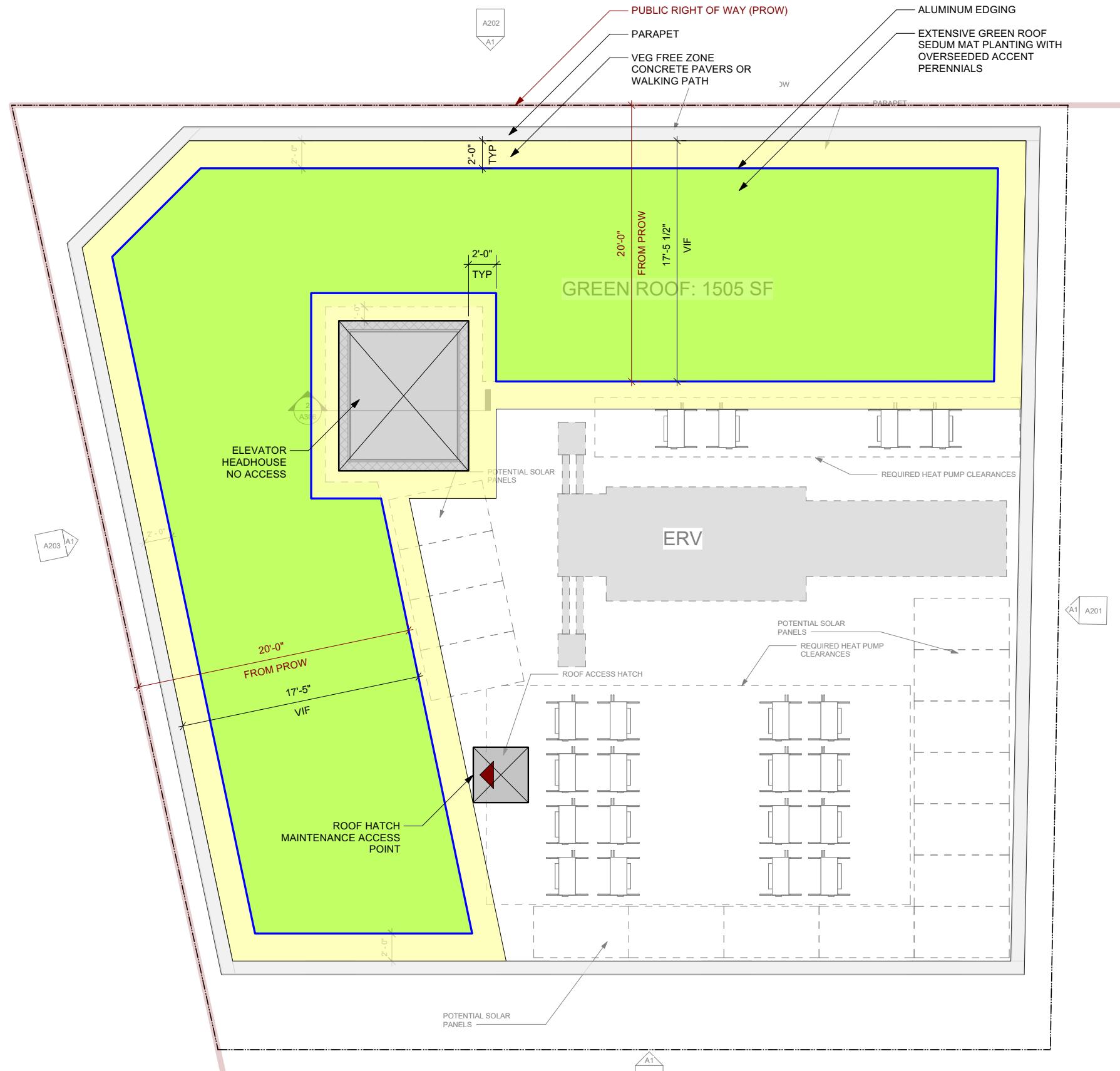
410.452.5880
www.greenroofplants.com

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COOL SCORE ROOF PLAN - 240 BROADWAY, CAMBRIDGE



1

GREEN ROOF LAYOUT

Scale: 3/16" = 1'-0"



SCALE: 3/16" = 1' - 0"
0' 1' 2' 4' 6' 10'

NOTES:

- ALL DIMENSIONS TO BE VERIFIED IN FIELD
- GREEN ROOF SYSTEM WEIGHT: 4" DEPTH = 30 LBS/SF FULLY SATURATED
- CONCRETE PAVER WEIGHT (2" THICKNESS): 25 LBS/SF ALLOWANCE
- OPTION 1 LAYOUT REFERENCES DRAWING A106 ROOF PLAN, ISSUED 1/29/26

LEGEND

COOLSCORE CODE:	SYMBOL:	DESCRIPTION:	QUANTITY:
C3		GREEN ROOF 4" DEPTH	1470 SF
D2		HIGH SRI PAVERS OR WALKING PAD	550 SF
		4" ALUMINUM EDGING	256 LF

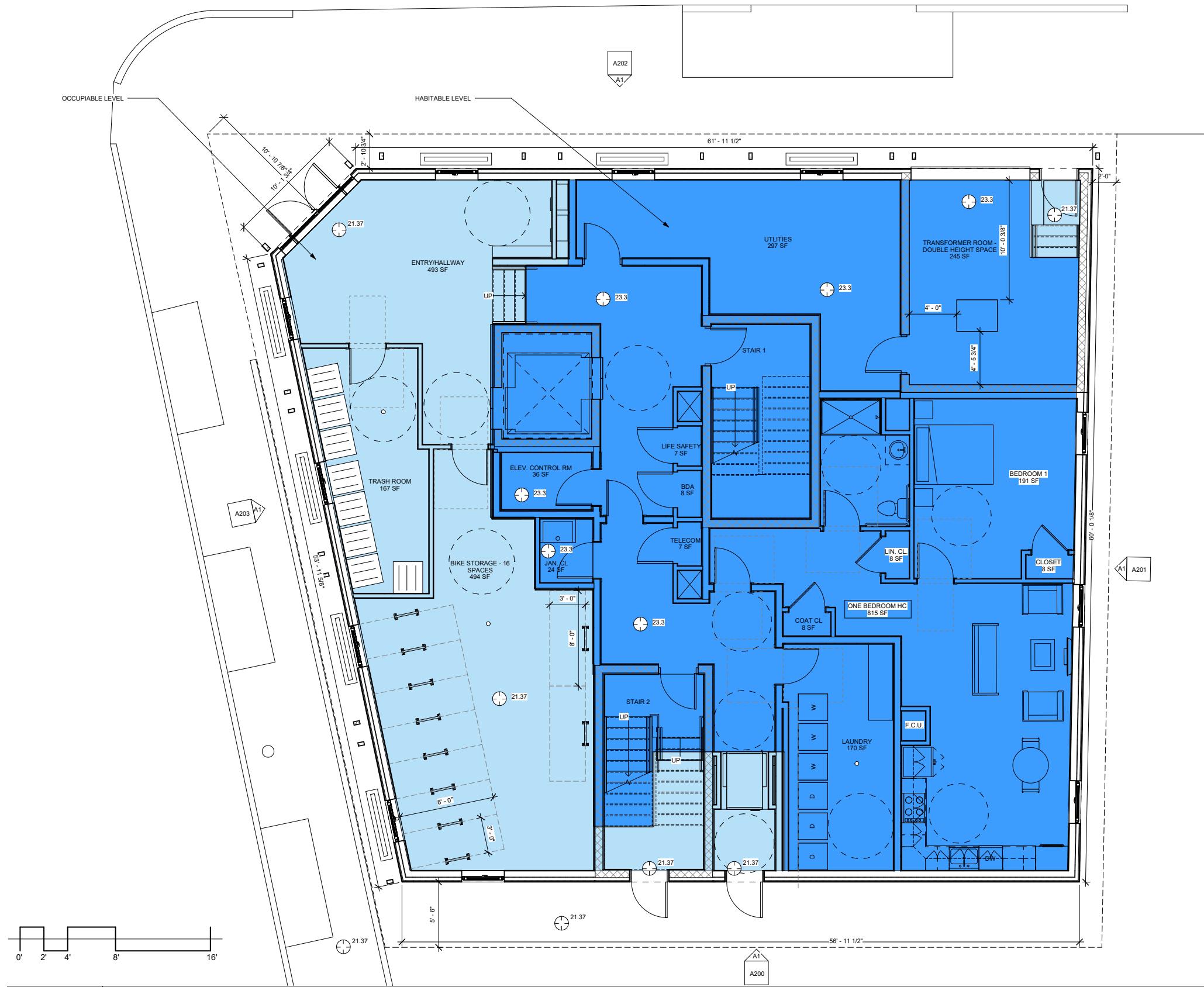
City of Cambridge		Cool Score Sheet		2/9/2026			
Project Address 240 BROADWAY		Special Permit Number PB-XXX	Total Lot Area (SF) 4,660				
Applicant Name JUST A START		Phone Number (617) 494-0444	Open Space Requirement (%) 20%				
Applicant Contact / Address Yolanda Gilibert; 430 Rindge Ave, Cambridge, MA 02140		Email Address yolandagilibert@justastart.com	Zoning District C-1				
Project Description 16-unit affordable housing property, featuring 1 one-bedroom, 11 two-bedroom units, and 4 three-bedroom units.		Result Pass					
		Outside 20' of Street	Value Factor	Within 20' of Street	Value Factor	Contributing Area	
Trees Enter the number of trees in each category. Count each tree only once on this form.	Preserved Existing Trees						
	A1 Understory tree currently <10' canopy spread A2 Understory tree currently >10' canopy spread A3 Canopy tree currently <15' canopy spread A4 Canopy tree currently between 15' and 25' canopy spread A5 Canopy tree currently >25' canopy spread	0 0 0 0 0	0.80 1.00 0.80 1.00 1.20	+	0 0 0 0 0	1.60 2.00 1.60 2.00 2.40	-
	New or Transplanted Trees						
	A6 Understory tree A7 Canopy tree	0 0	0.60 0.70	+	0 0	1.20 1.40	-
Planting Areas Enter area in square feet of each component in the box provided	B1 Lawn Area B2 Low Planting Area B3 High Planting Area	136 0 0	0.30 0.40 0.50	+	0 0 0	0.60 0.80 1.00	41
	Green Roofs & Facades For definitions, see reference document.	C1 Green Façade C2 Living Wall C3 Green Roof Area C4 Short Intensive Green Roof Area C5 Intensive Green Roof Area	0 0 0 0 0	0.10 0.30 0.30 0.50 0.60	+	0 0 1,505 0 0	0.20 0.60 0.60 1.00 1.20
Paving & Structures		D1 Low Slope Roof D2 High-SRI Paving D3 Shaded Area	0 0 43	N/A 0.1 0.2	+	146	0.40
	Project Summary	Portion of lot area utilizing green strategies Portion of score from green strategies Portion of score from trees Portion of score contributing to public realm cooling	20% 93% 0% 95%			Total Contributing Area Total Area Goal COOL FACTOR SCORE	1,011 932 1.08

Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.

When entering strategies that are within 20' of the street (including sidewalks), do not also enter them in column H.

High-SRI Paving areas within 20' of a Street do not count towards the Cool Score

If your project scores 1 or above, you have successfully met the requirements of the Cool Factor.



Location Details

Address: 240 Broadway
Map-Lot: 76-49

Ground Elevation

Min: 21.3
Max: 22.5

Note: All elevations are in ft-CCB¹

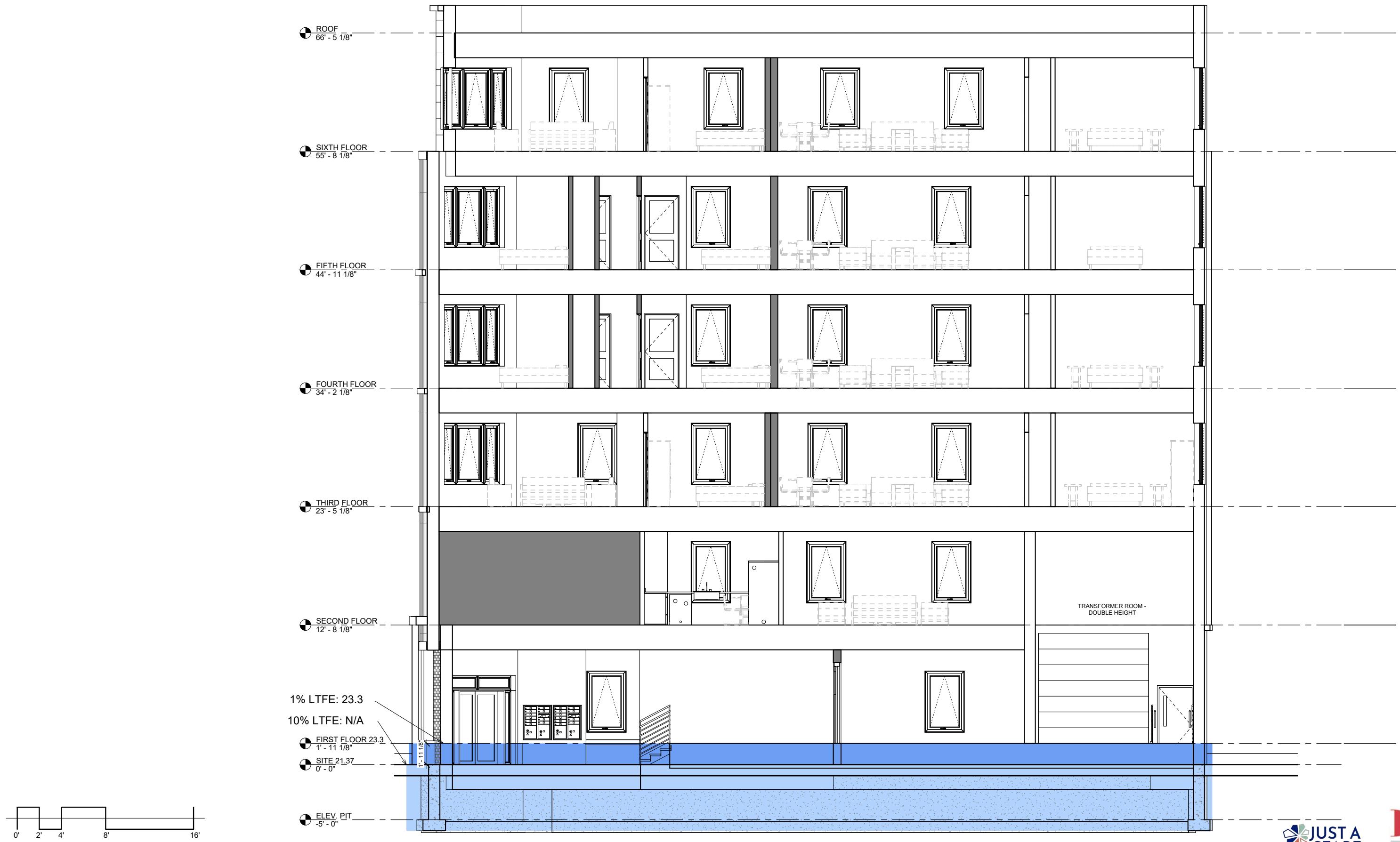
Flood Elevation Data

2070 - 1% - SLR/SS	23.3
2070 - 1% - Precip	21.4
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2050 - 1% - SLR/SS	N/A
2050 - 1% - Precip	21.4
2050 - 10% - SLR/SS	N/A
2050 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A

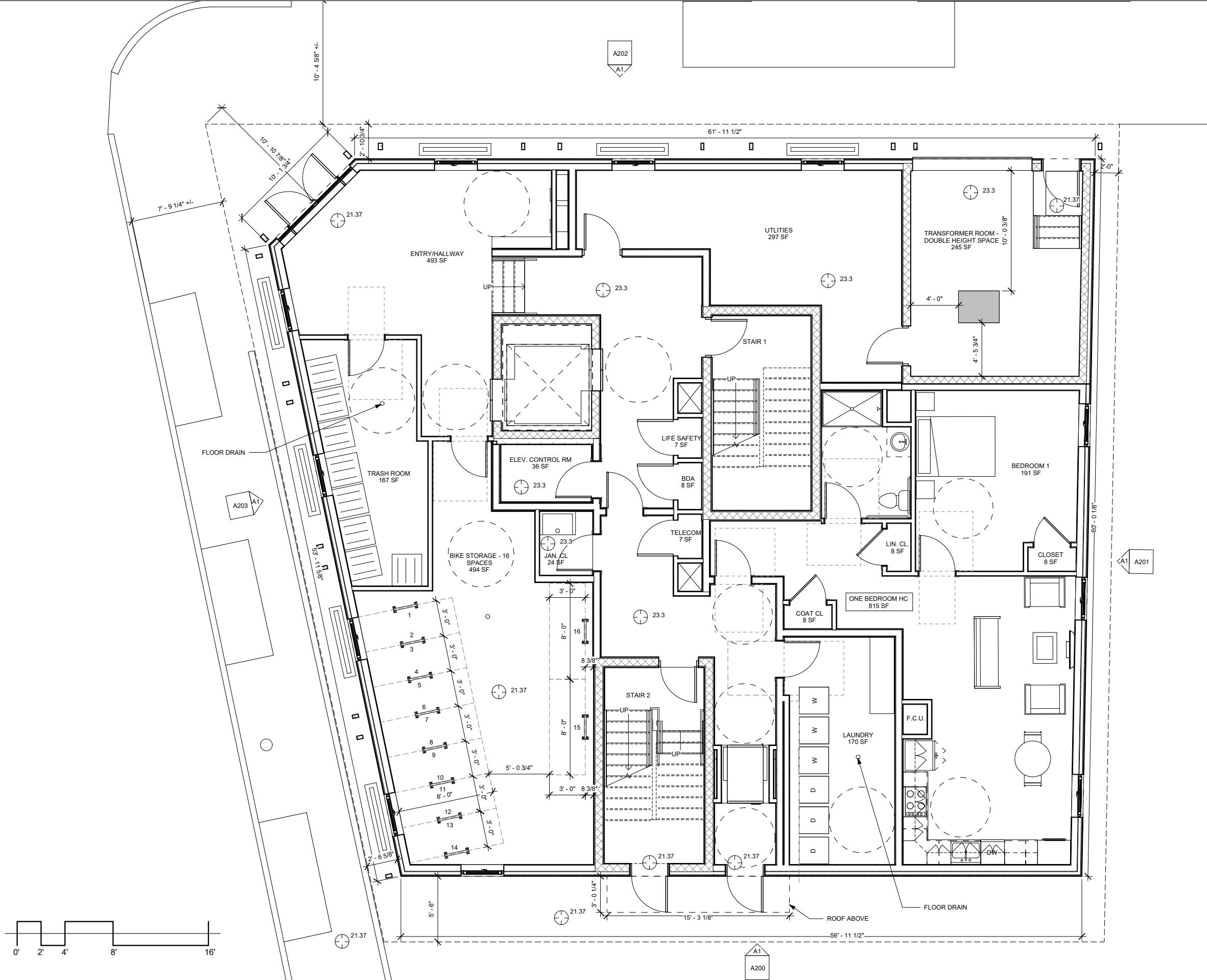
Long-Term Flood Elevations

1% - LTFE: 23.3
10% - LTFE: N/A

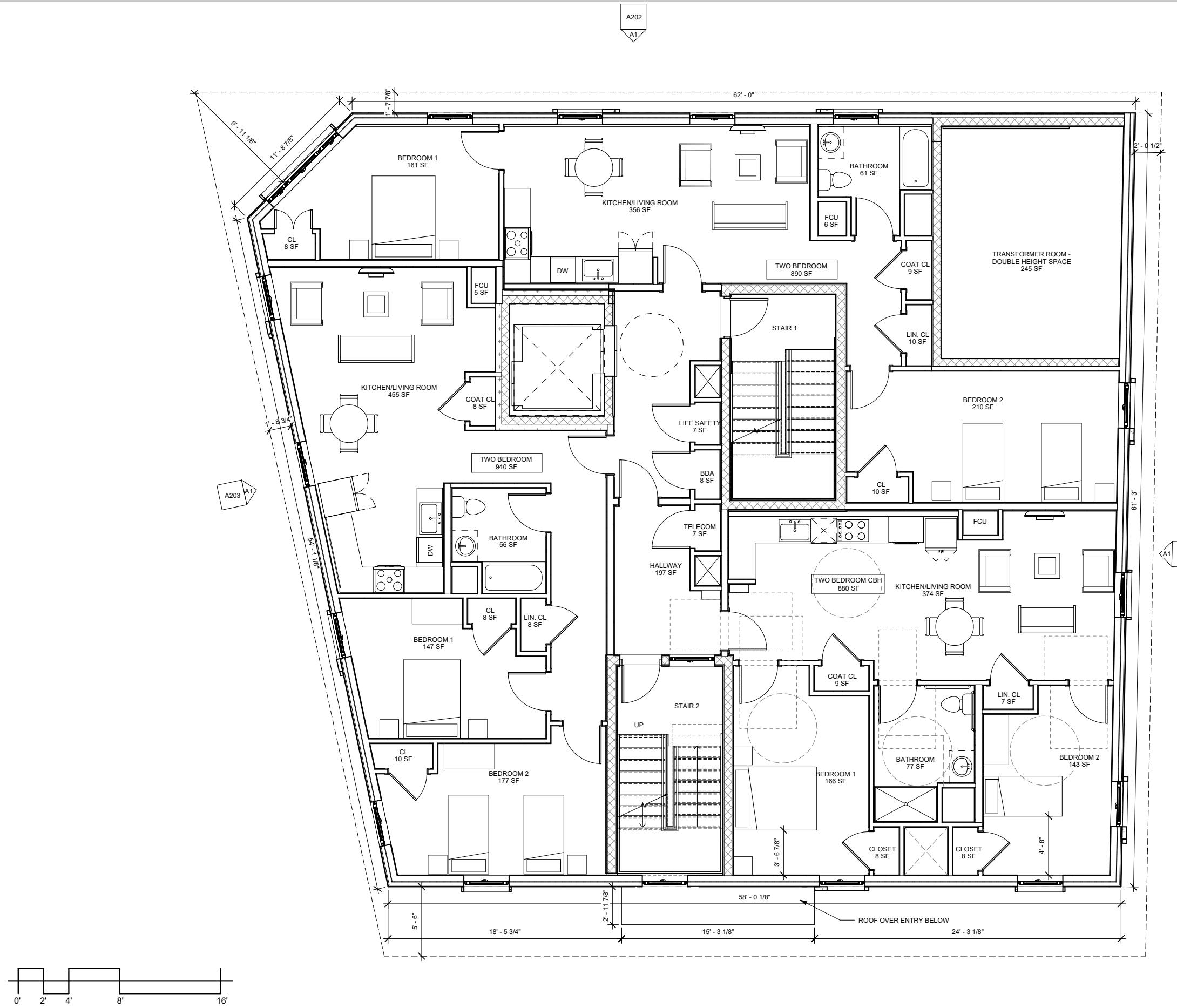
PROPOSED FLOOD RESILIENCE SECTION - 240 BROADWAY, CAMBRIDGE



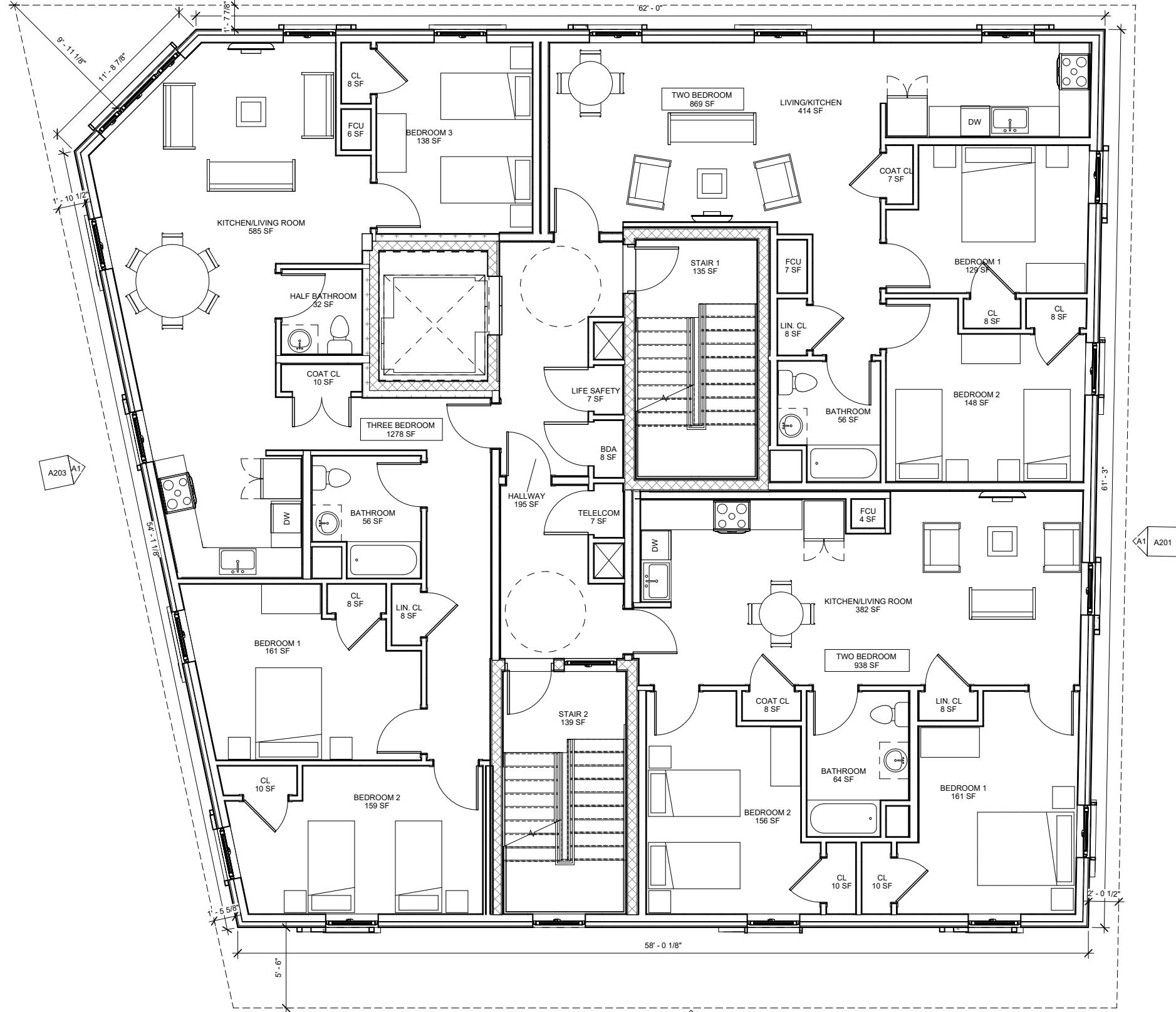
PROPOSED FIRST FLOOR PLAN - 240 BROADWAY, CAMBRIDGE



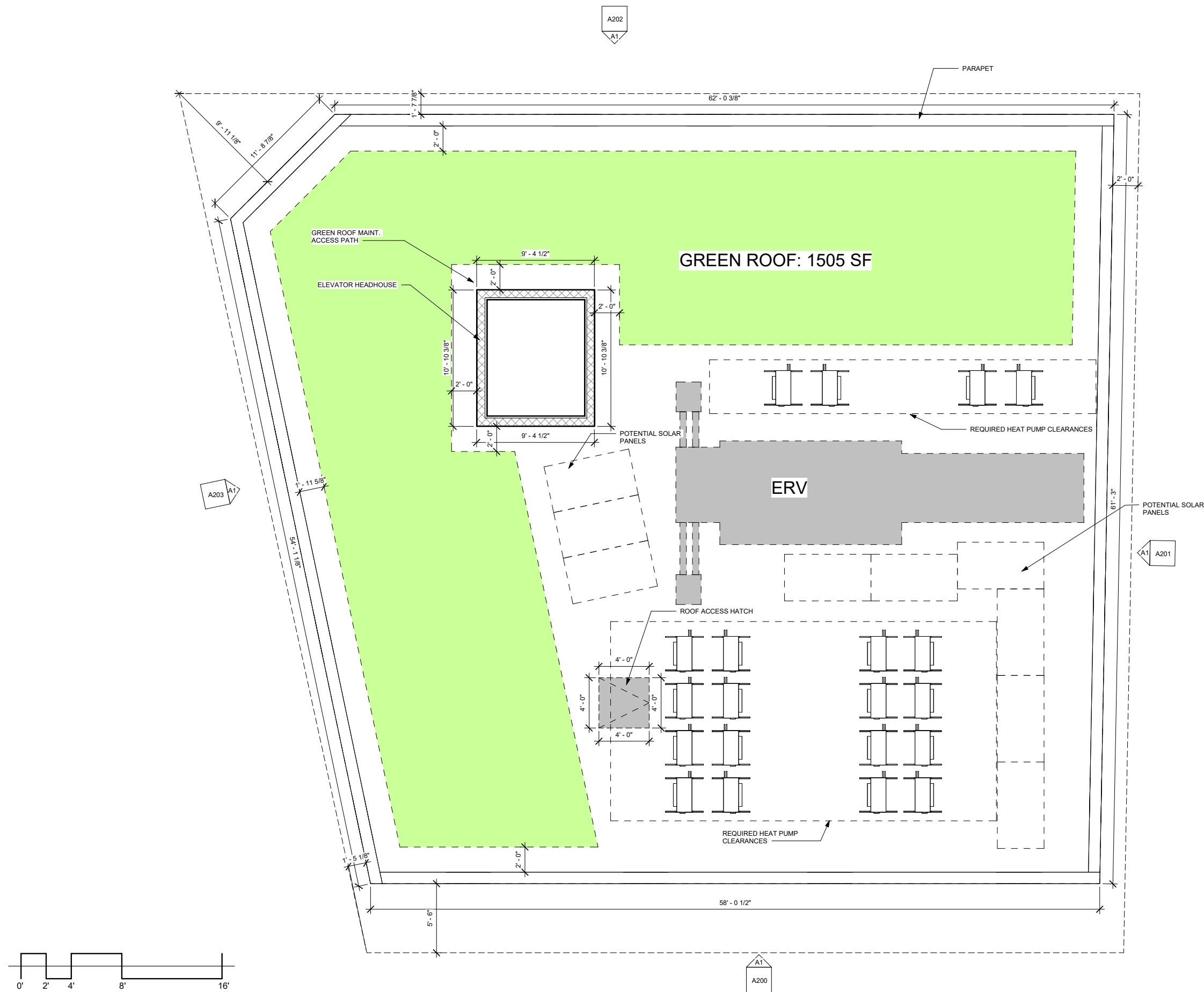
PROPOSED SECOND FLOOR PLAN - 240 BROADWAY, CAMBRIDGE



PROPOSED TYPICAL THIRD - SIXTH FLOOR PLAN -240 BROADWAY, CAMBRIDGE



PROPOSED ROOF PLAN - 240 BROADWAY, CAMBRIDGE



BIKE FACILITIES PLAN

Our Bike Room is accessed from the main lobby, on our "occupiable" level. This bike room provides 16 bike spaces for the 16 residential units. No short term bike parking is provided because under 11.207.64, we are not required to have any short term bike parking because 4 or fewer short term spots are required. Per zoning, .10 space is required per dwelling unit (.1 x 16 units = 1.6 spaces required).

11.207.6 Modifications to Bicycle Parking Standards

4 (a) Notwithstanding Section 6.104, long-term or short-term bicycle parking spaces may be located anywhere on the lot for an AHO Project or on an adjacent lot in common ownership or under common control.

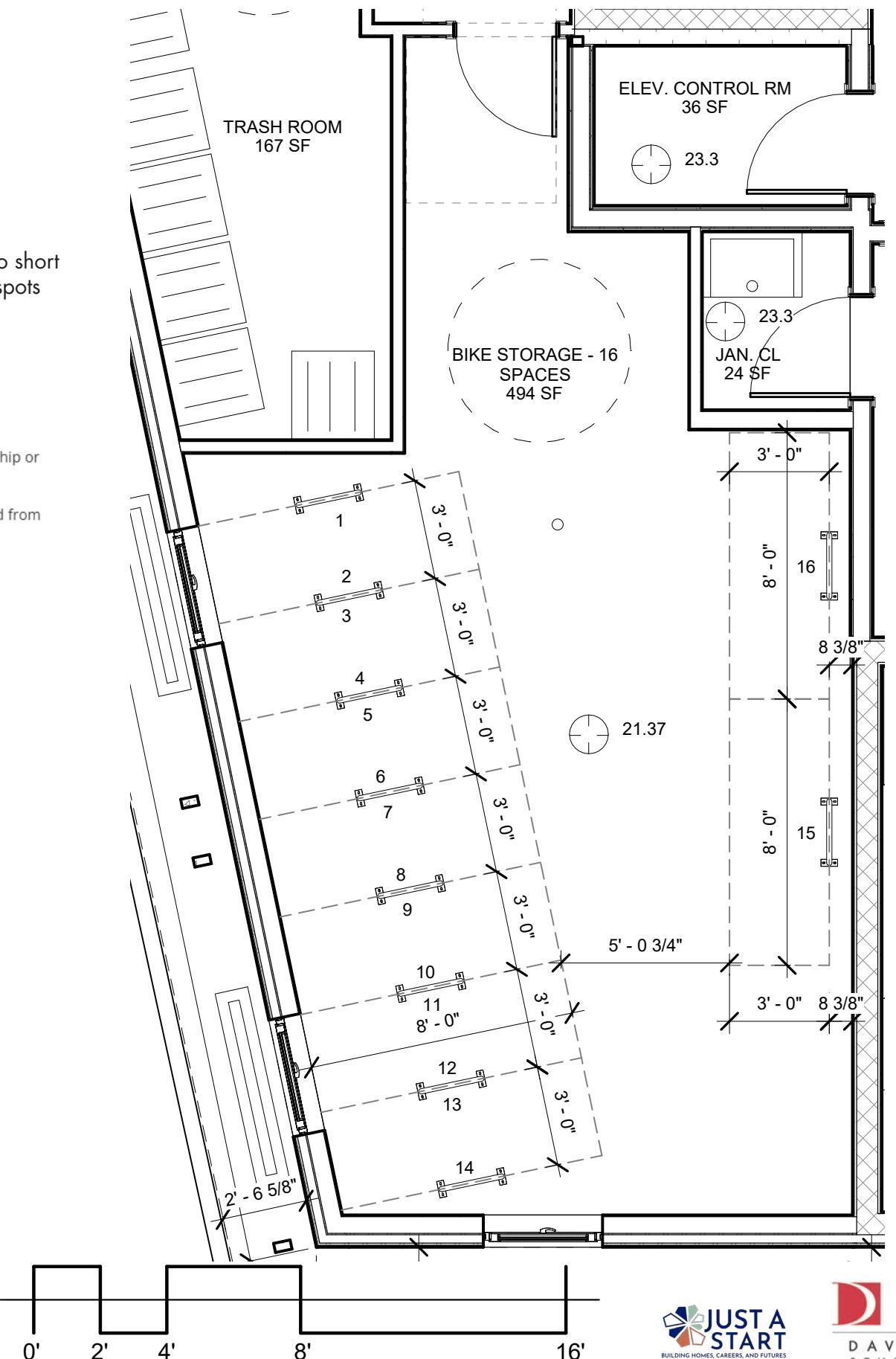
(b) Notwithstanding Section 6.107.5, up to 20 long-term bicycle parking spaces may be designed to meet the requirements for Short-Term Bicycle Parking Spaces, so long as they are covered from above to be protected from precipitation.

(c) The requirement for short-term bicycle parking shall be waived where only four or fewer short-term bicycle parking spaces would otherwise be required.

SOURCE: City of Cambridge Zoning Ordinance: https://library.municode.com/ma/cambridge/codes/zoning_ordinance?nodeId=ZOOR_ART11.000SPRE

Minimum Required Bicycle Parking (see pg. 7 for more details)		
Residential Use Type	Long-Term	Short-Term
Single-family dwellings	No minimum	No minimum
Two-family dwellings		
Rectories, parsonages		
Townhouse dwellings	1.00 space per unit for the first 20 units in a building;	0.10 space per unit on a lot (for lots with 4 or more units)
Multifamily dwellings	1.05 spaces per unit for additional units	
Elderly oriented congregate housing	0.50 space per unit	0.05 space per unit
Lodging houses, convents, monasteries, dormitories, fraternities, sororities	0.50 space per bed	0.05 space per bed
Hotels, motels	0.02 space per sleeping room	0.05 space per sleeping room
Tourist houses		

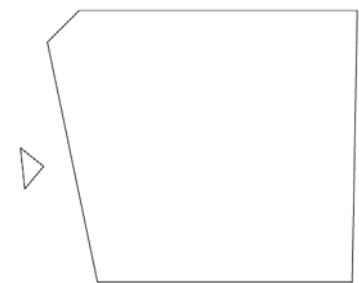
SOURCE: City of Cambridge Zoning Ordinance
https://library.municode.com/ma/cambridge/codes/zoning_ordinance?nodeId=ZOOR_ART11.000SPRE



PROPOSED BROADWAY ELEVATION - 240 BROADWAY, CAMBRIDGE

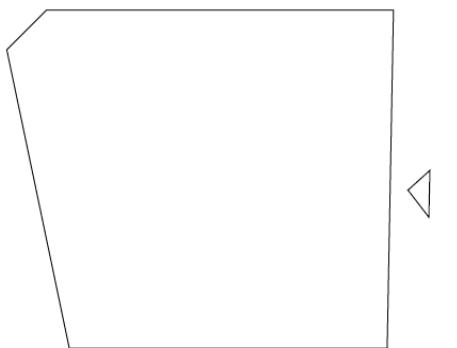


PROPOSED WINDSOR ST. ELEVATION- 240 BROADWAY, CAMBRIDGE

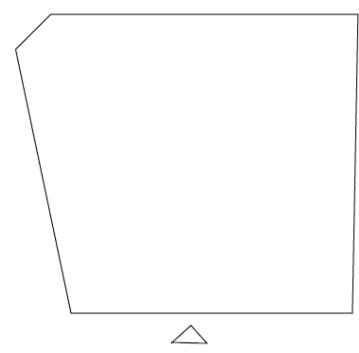


1' 2' 5' 10' 20'

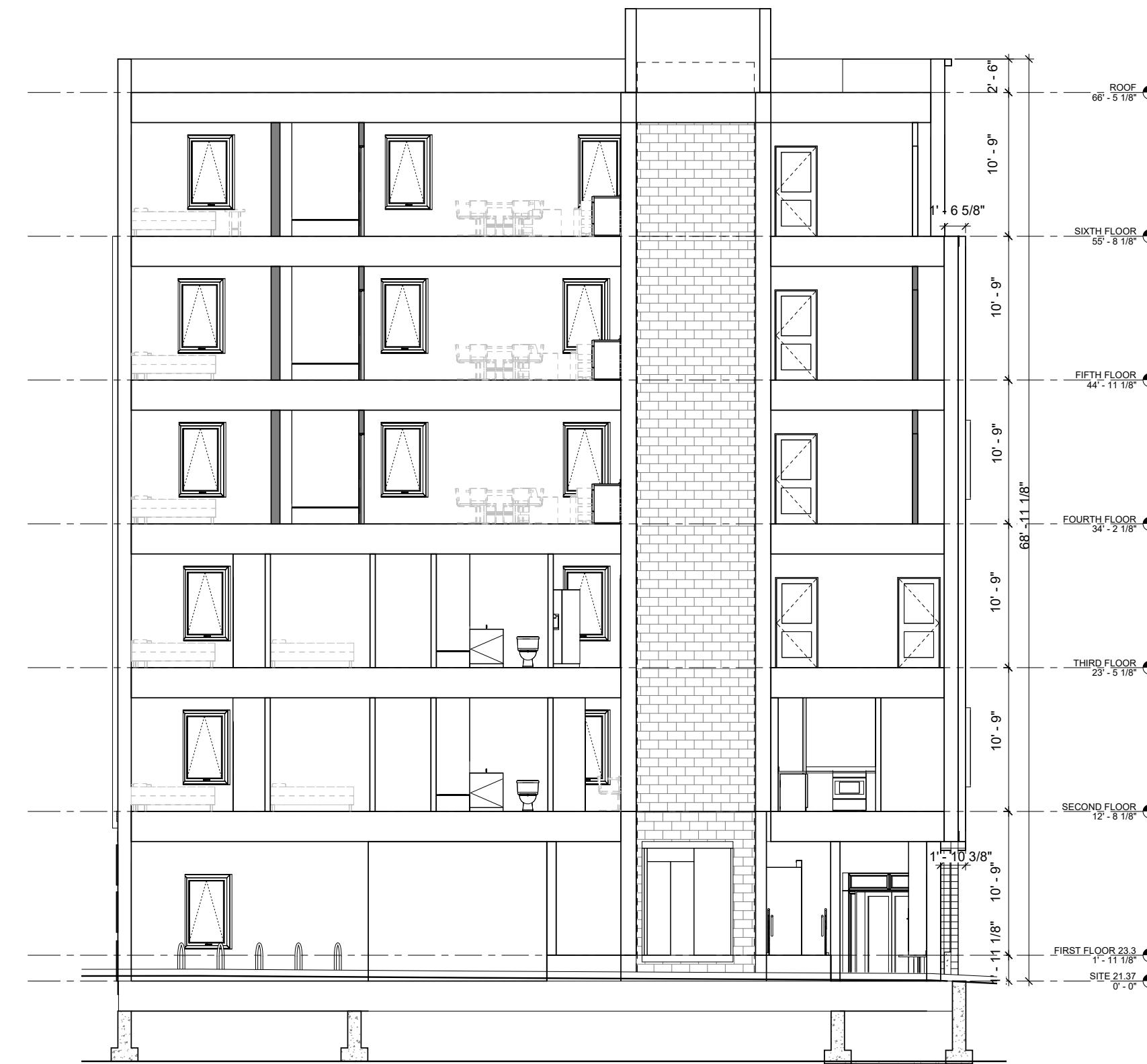
PROPOSED GREENE-ROSE HERITAGE PARK FACING ELEVATION - 240 BROADWAY, CAMBRIDGE



PROPOSED REAR ELEVATION - 240 BROADWAY, CAMBRIDGE



PROPOSED BUILDING SECTION - 240 BROADWAY, CAMBRIDGE



1' 2' 5' 10' 20'

PROPOSED BUILDING SECTION - 240 BROADWAY, CAMBRIDGE



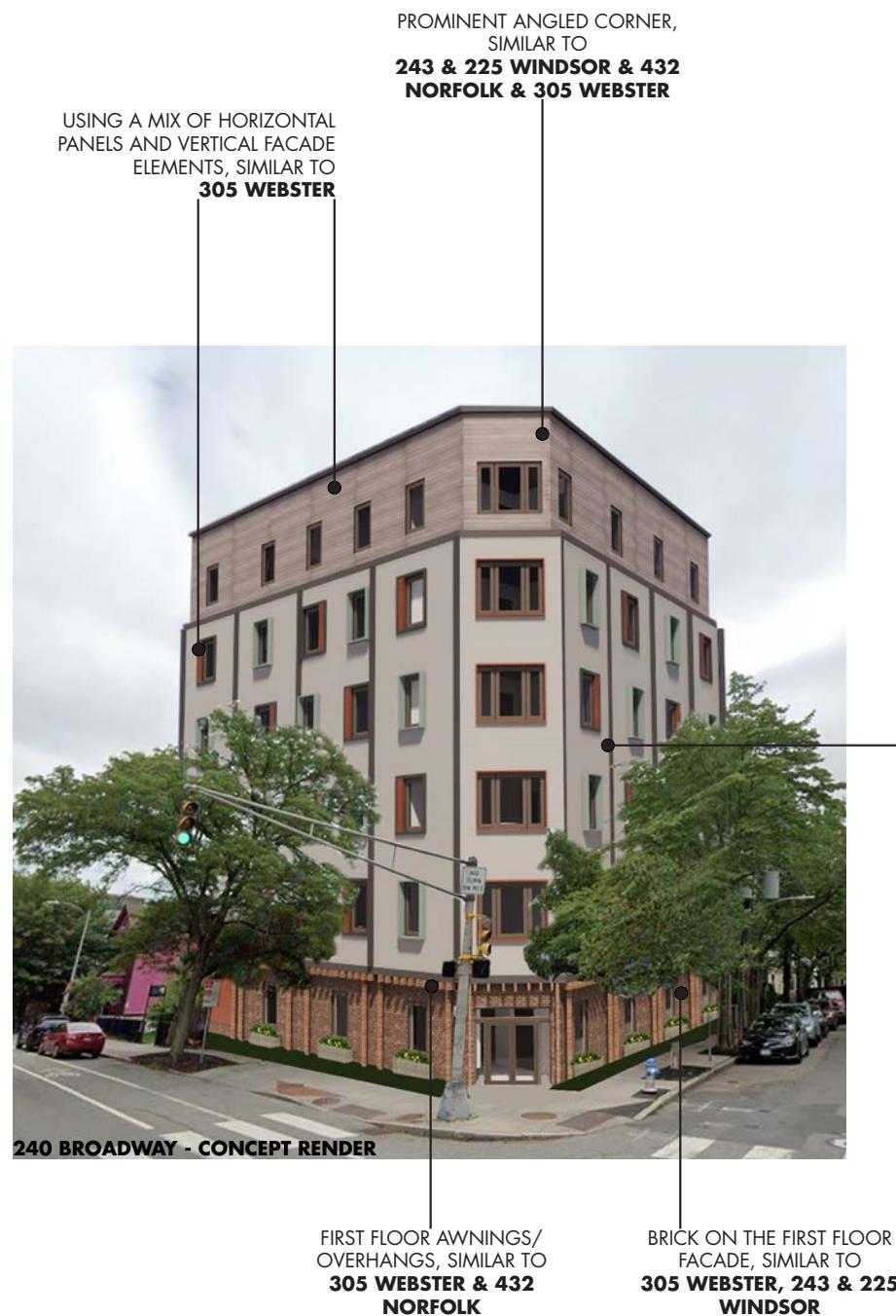
240 BROADWAY SURROUNDING BUILDINGS - FORM

(IMAGES CREDITS: EvB DESIGN)



243 WINDSOR

- PROMINENT ANGLED CORNER
- TOP AND BOTTOM ACCENT BANDS
- PILASTERS ON THE FAÇADE



432 NORFOLK ST.

- ACCENT COLOR ON TOP FLOOR
- AWNINGS ON THE FIRST FLOOR
- COLORED BANDS THAT DIVIDE THE FAÇADE
- COLORED TRIM ON WINDOWS



225 WINDSOR

- PROMINENT ROUNDED CORNER
- TOP AND BOTTOM ACCENT BANDS
- PILASTERS ON THE FAÇADE THAT DIVIDE IT INTO SECTIONS
- WIDE HORIZONTAL STONE PIECES AT THE BASE



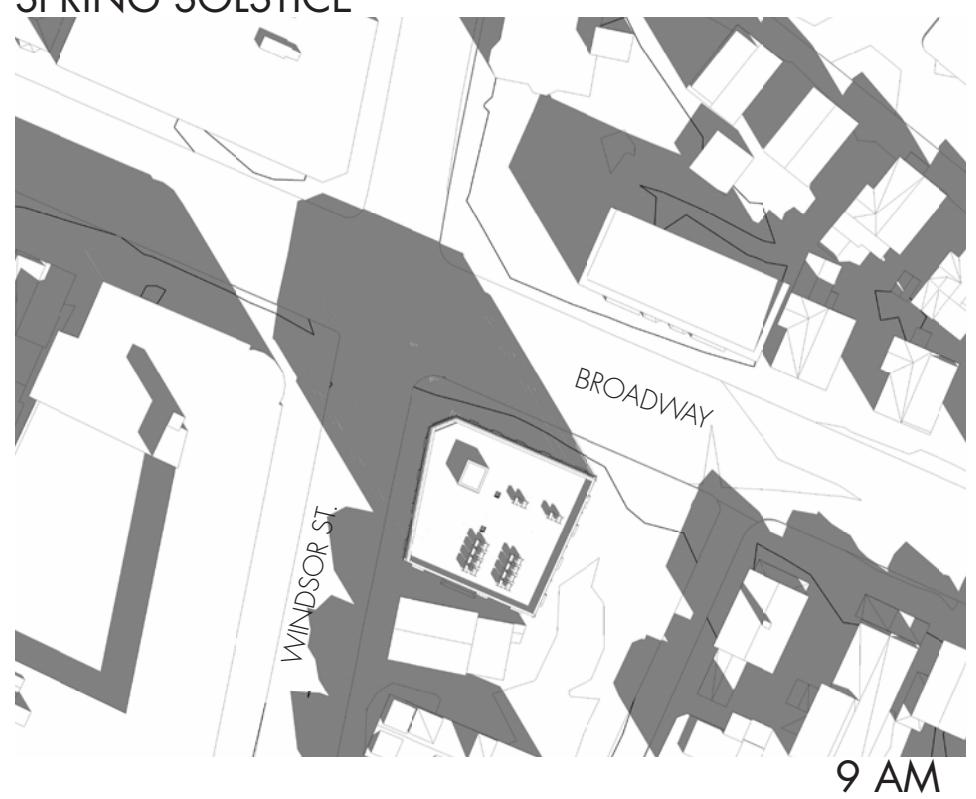
305 WEBSTER AVE.

- LAYERING OF HORIZONTAL AND VERTICAL PANELS
- ENTRY OVERHANGS
- BRICK FIRST FLOOR

PROPOSED MATERIALS - 240 BROADWAY, CAMBRIDGE



SPRING SOLSTICE



9 AM

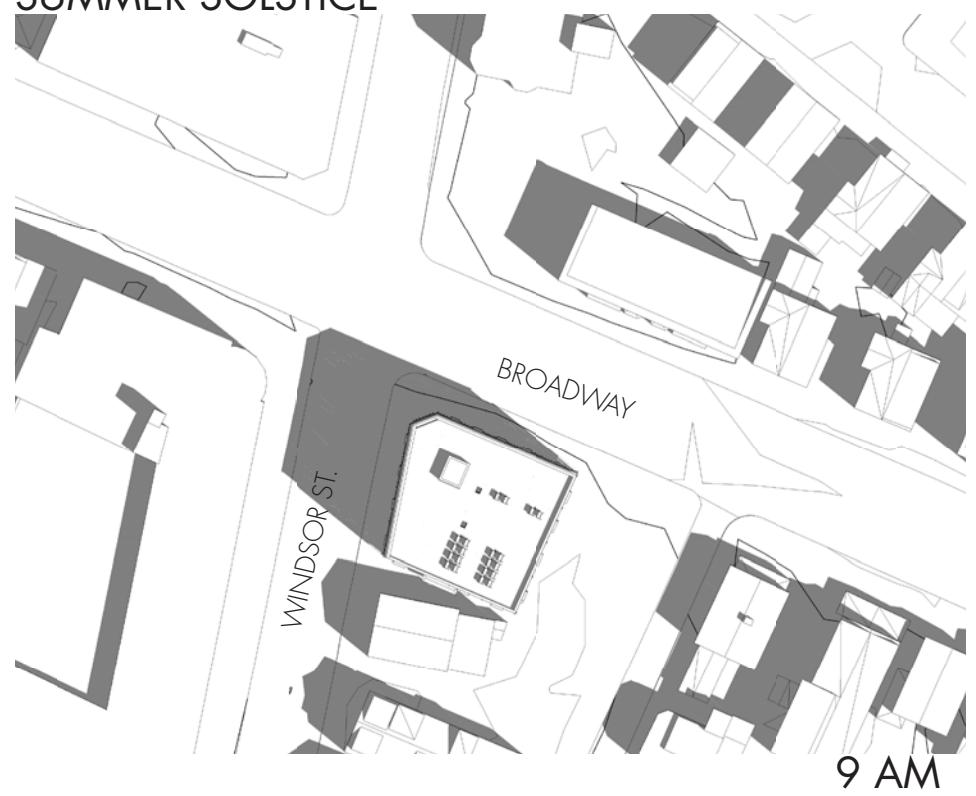


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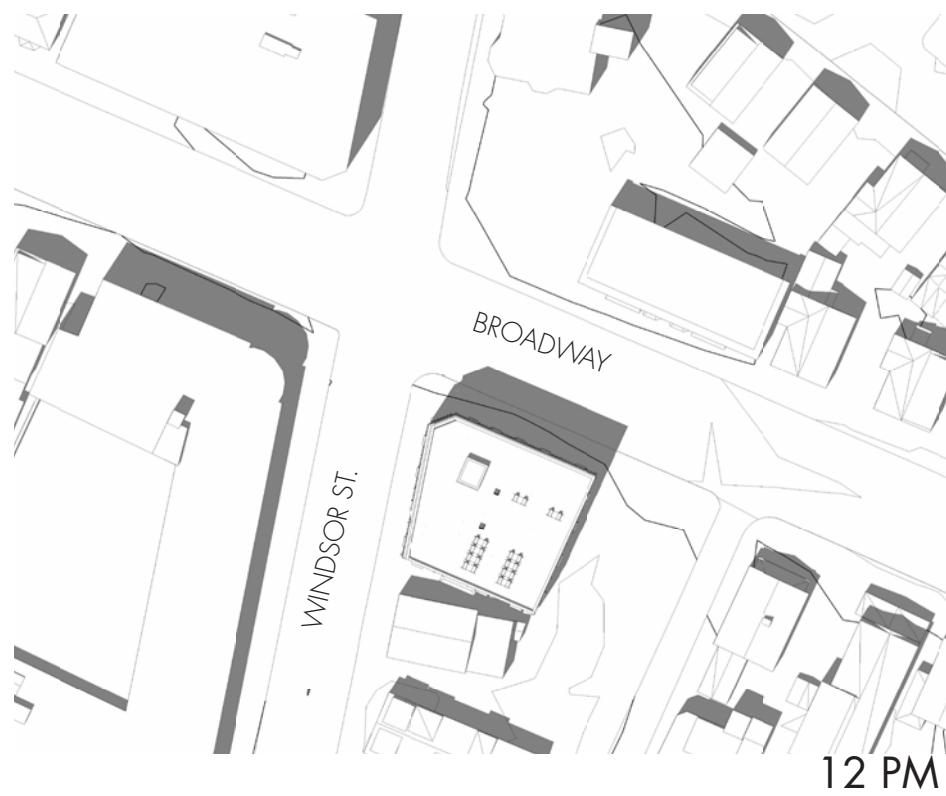


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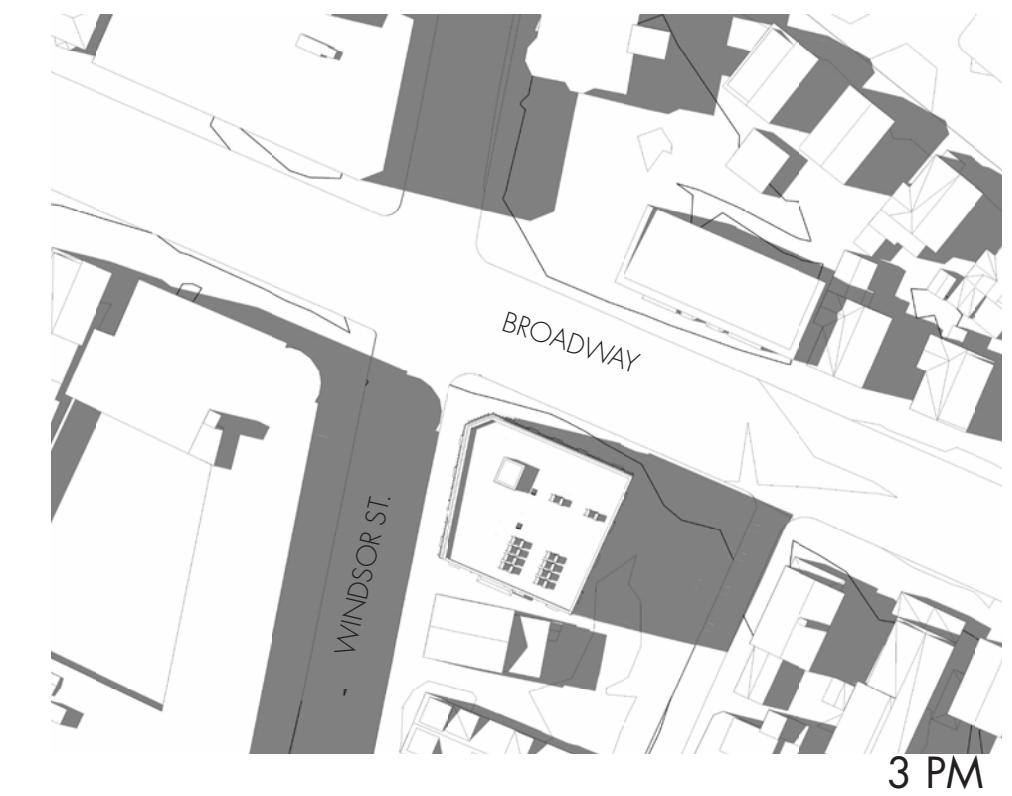
SUMMER SOLSTICE



9 AM

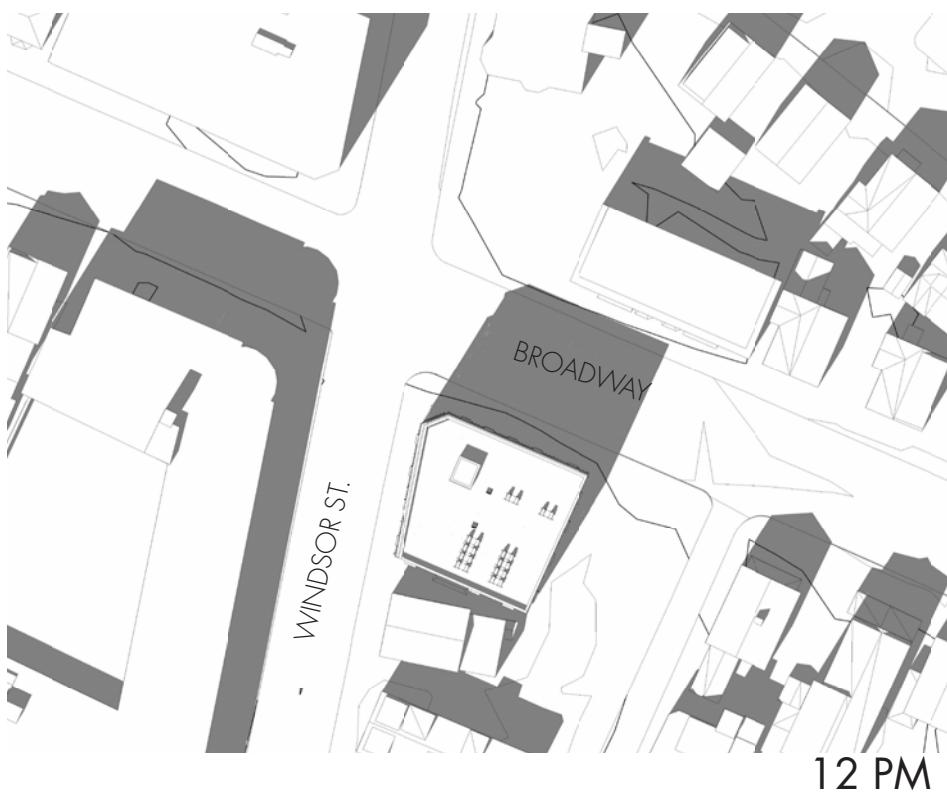


12 PM



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FALL SOLSTICE



WINTER SOLSTICE



PROPOSED RENDER: BIRDS EYE VIEW- 240 BROADWAY, CAMBRIDGE







PROPOSED RENDER: DOWN BROADWAY - 240 BROADWAY, CAMBRIDGE



DIGITAL MODEL CAN BE ACCESSED THROUGH THE FOLLOWING LINK:

<https://davissquarearchitects.sharefile.com/public/share/web-s218059d9e28e4595ba538e634d0db01a>