



240 BROADWAY, CAMBRIDGE MA.
PLANNING BOARD SUBMISSION PACKAGE

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SITE CONTEXT: DISTANCE TO SURROUNDING FACILITIES - 240 BROADWAY CAMBRIDGE





VIEW FROM ACROSS BROADWAY



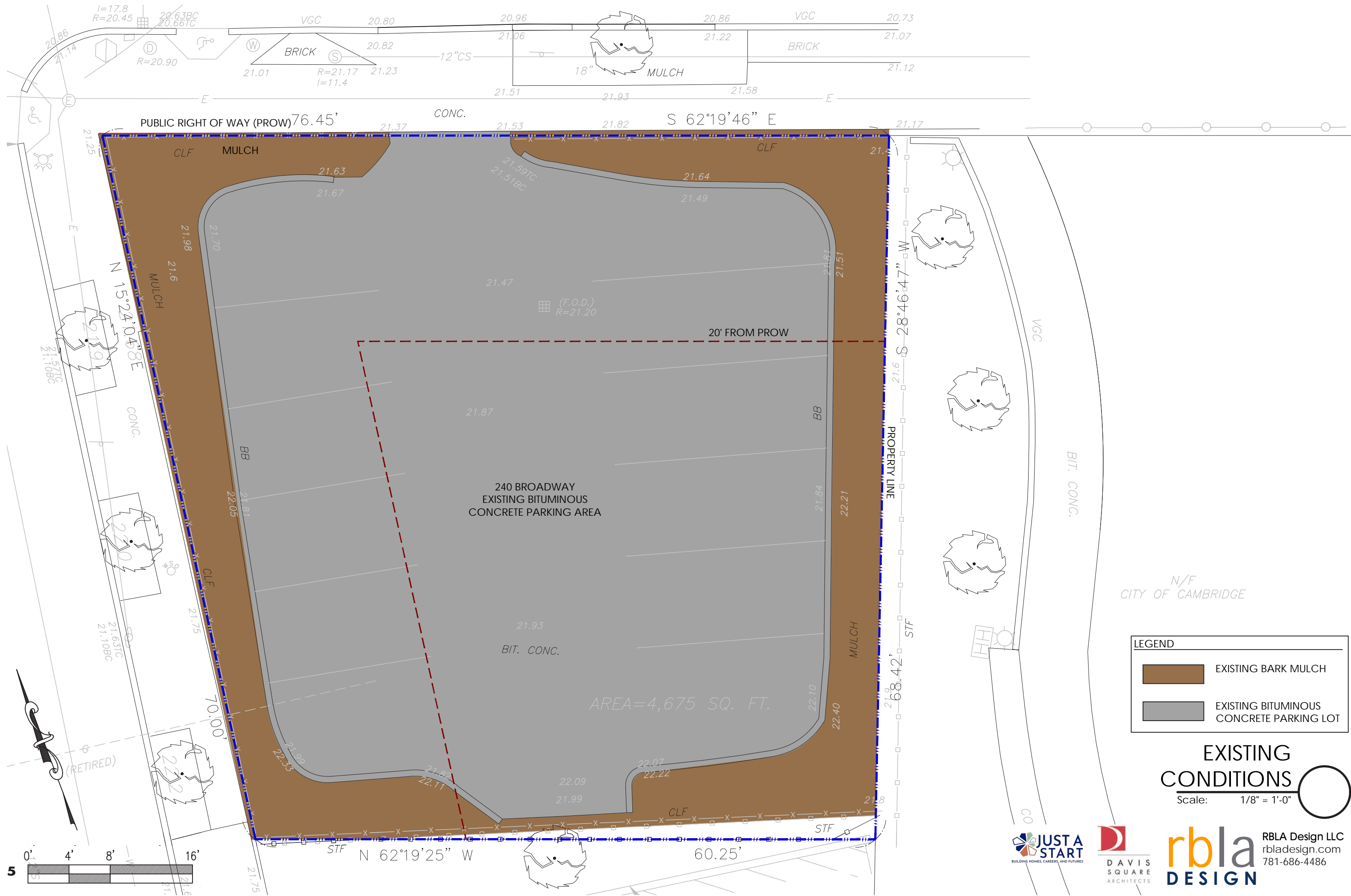
VIEW FROM DOWN WINDSOR STREET



VIEW FROM DOWN BROADWAY - PARK SIDE



VIEW FROM DOWN BROADWAY

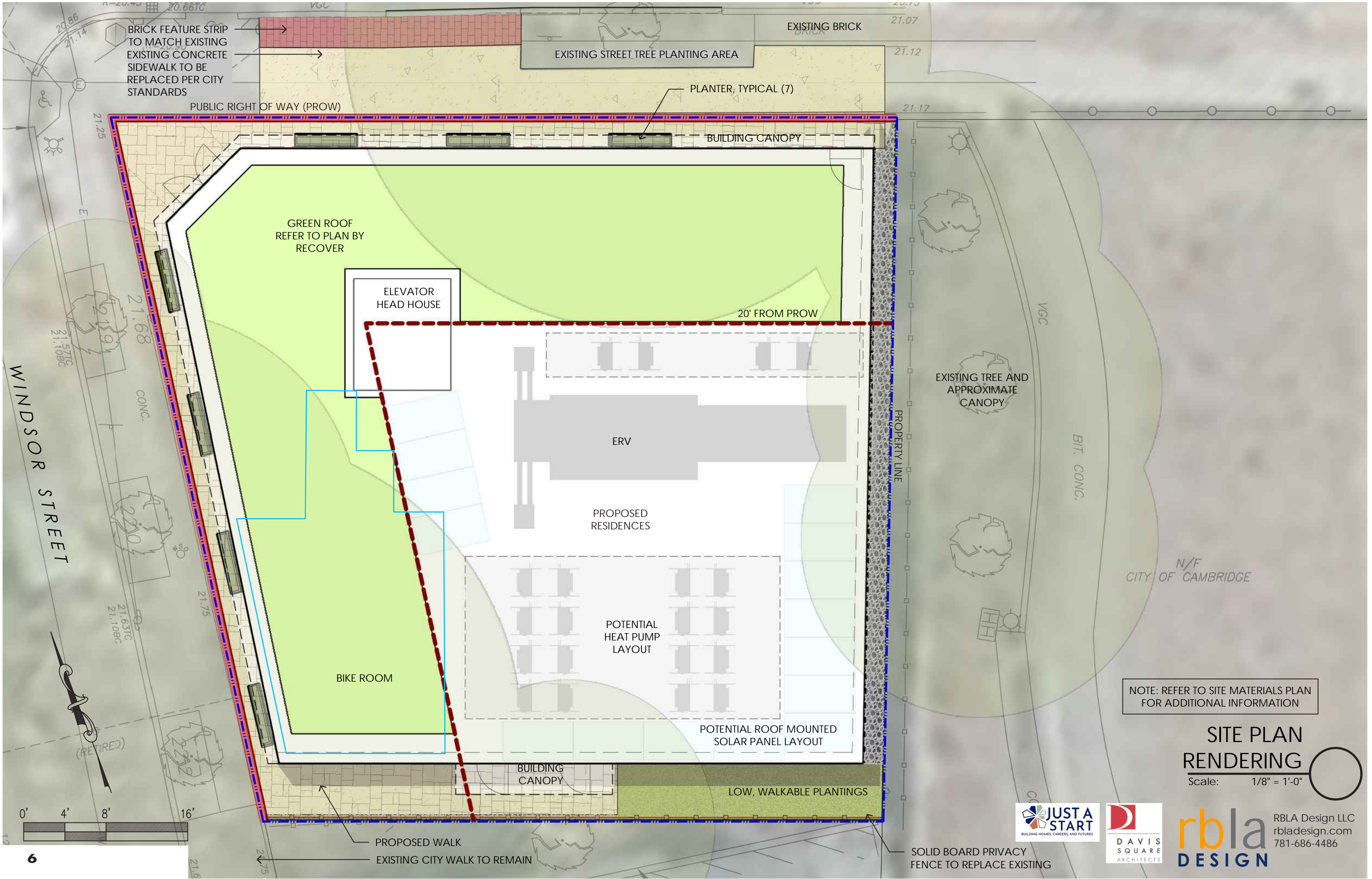


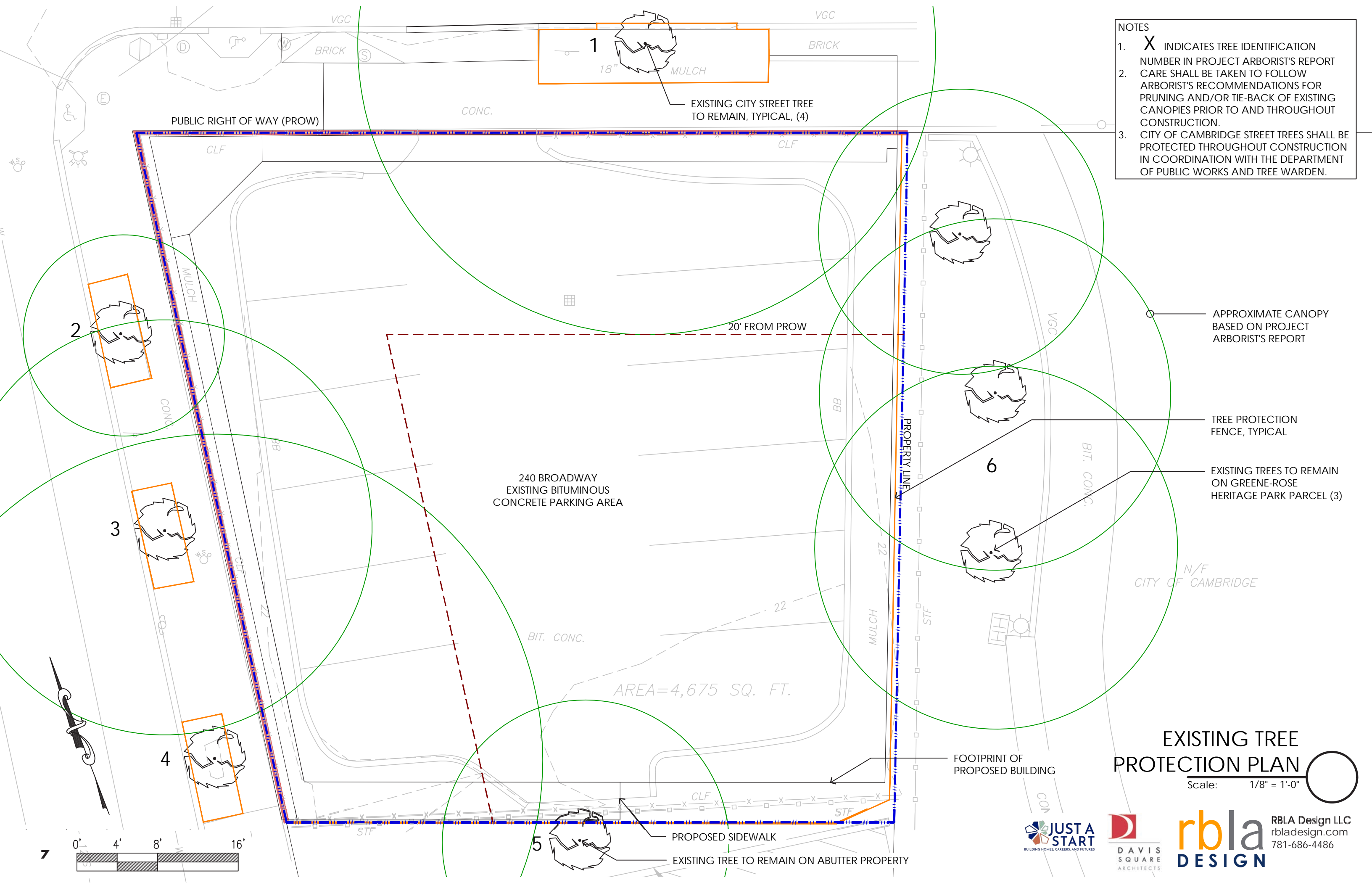
LEGEND

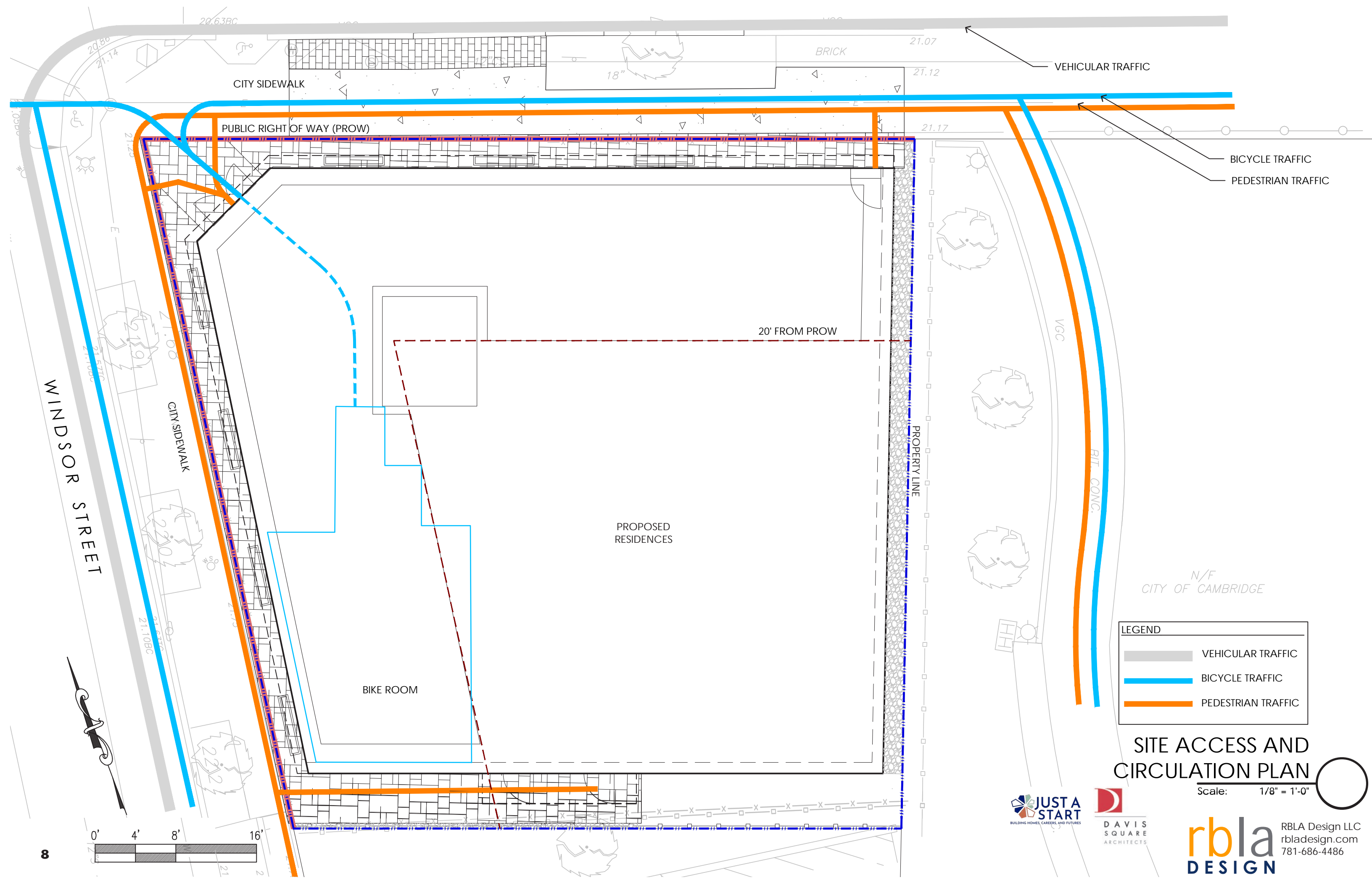
	EXISTING BARK MULCH
	EXISTING BITUMINOUS CONCRETE PARKING LOT

EXISTING CONDITIONS

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







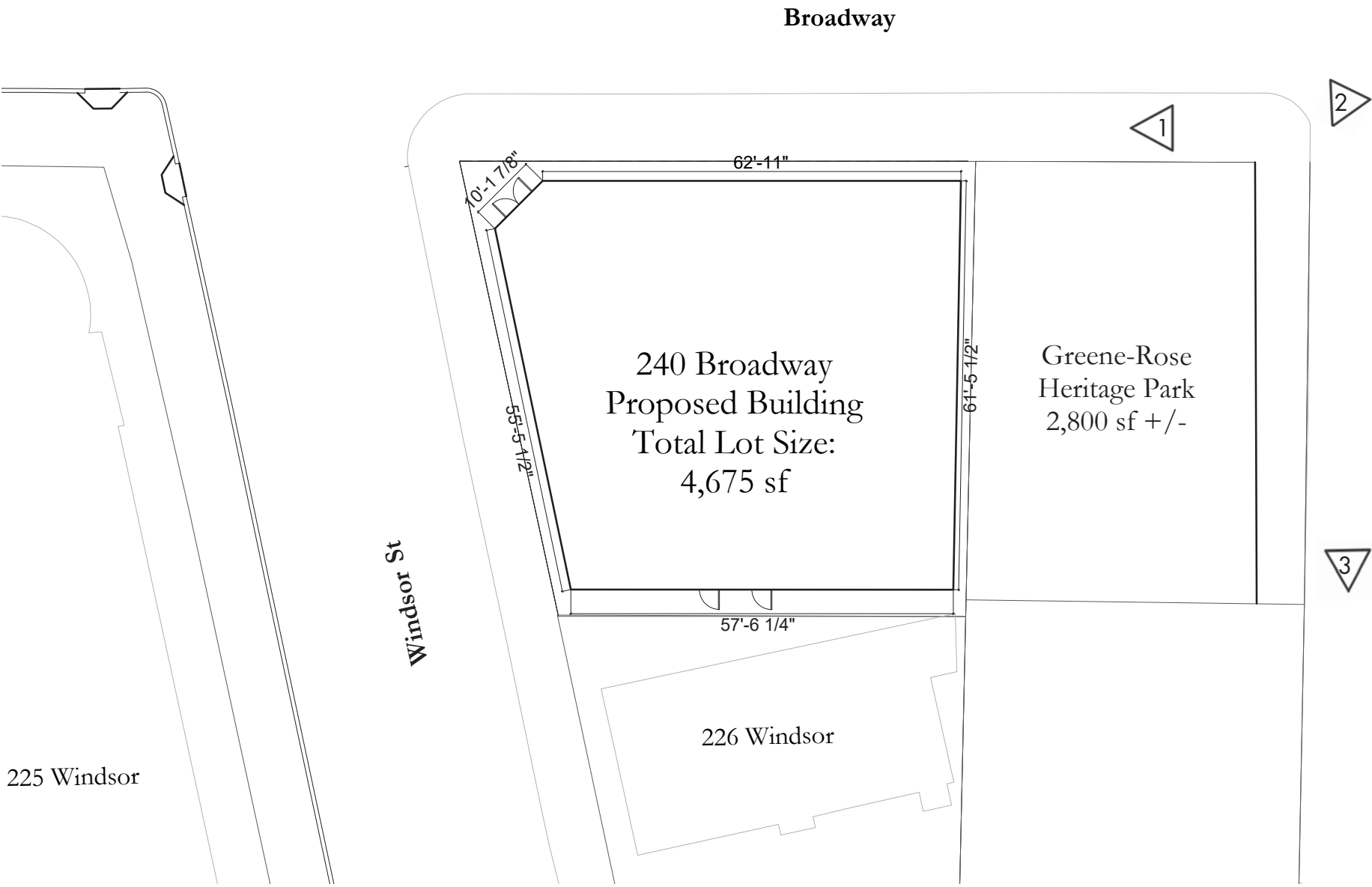


IMAGE 1



IMAGE 2



IMAGE 3

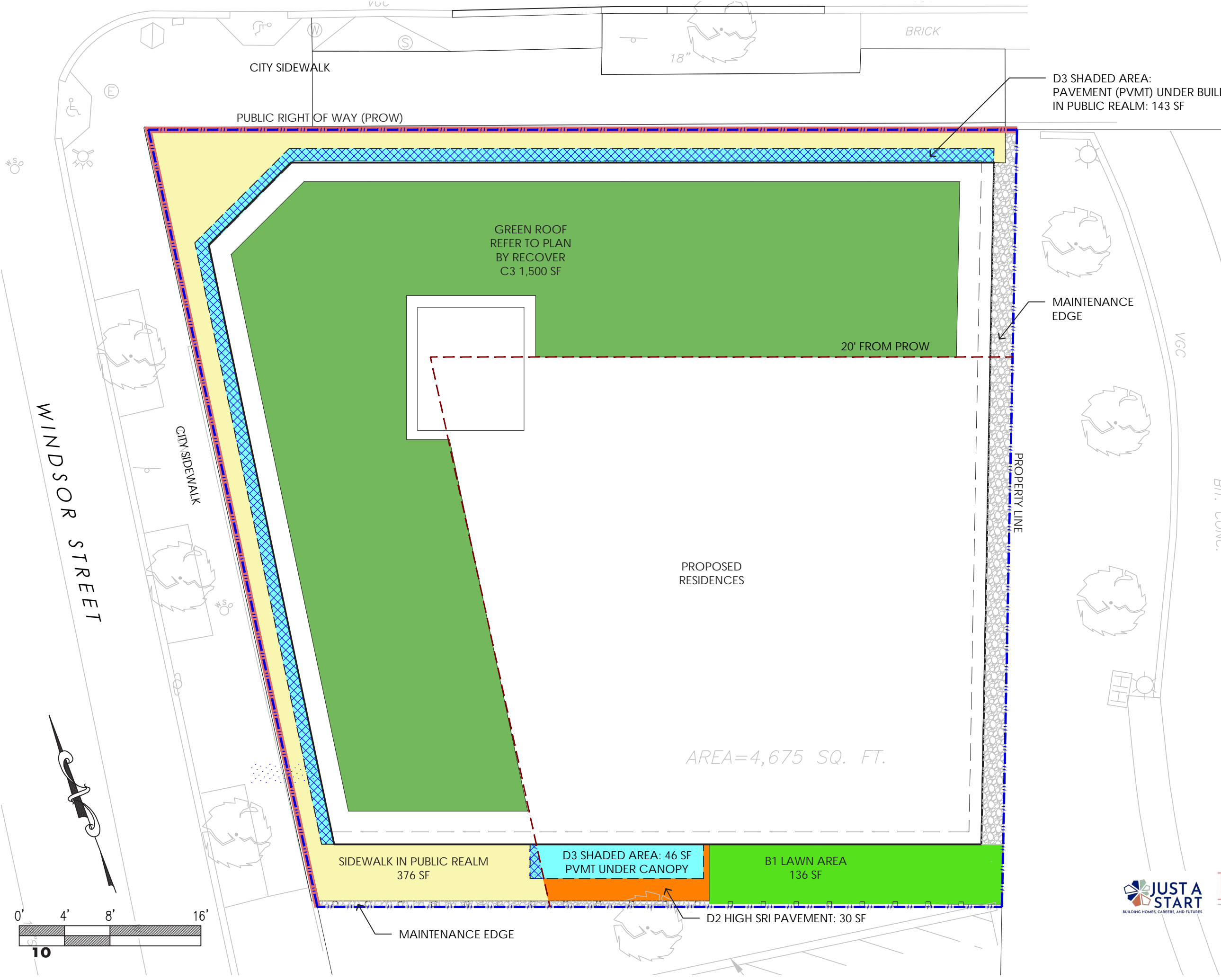
11.207.5 Open Space.

.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.

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.

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



D3 SHADED AREA:
PAVEMENT (PVMT) UNDER BUILDING OVERHANG
IN PUBLIC REALM: 143 SF

MAINTENANCE
EDGE

20' FROM PROW

GREEN ROOF
REFER TO PLAN
BY RECOVER
C3 1,500 SF

PROPOSED
RESIDENCES

AREA=4,675 SQ. FT.

SIDEWALK IN PUBLIC REALM
376 SF

D3 SHADED AREA: 46 SF
PVMT UNDER CANOPY

B1 LAWN AREA
136 SF

D2 HIGH SRI PAVEMENT: 30 SF

MAINTENANCE EDGE

LEGEND

	D3 SHADED AREA: PUBLIC BENEFIT	146 SF
	D3 SHADED AREA: RESIDENT ENTRY	43 SF
	D2 HIGH SRI PAVEMENT: RESIDENT ENTRY	24 SF
	B1 LAWN AREA: PRIVATE, PERMEABLE	136 SF
	SIDEWALK: PUBLIC BENEFIT	376 SF
		725 SF USEABLE OPEN SPACE
	MAINTENANCE EDGE: PERMEABLE GRAVEL	138 SF
	GREEN ROOF: PERMEABLE	1,500 SF

OPEN SPACE AND PERMEABILITY PLAN

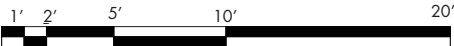
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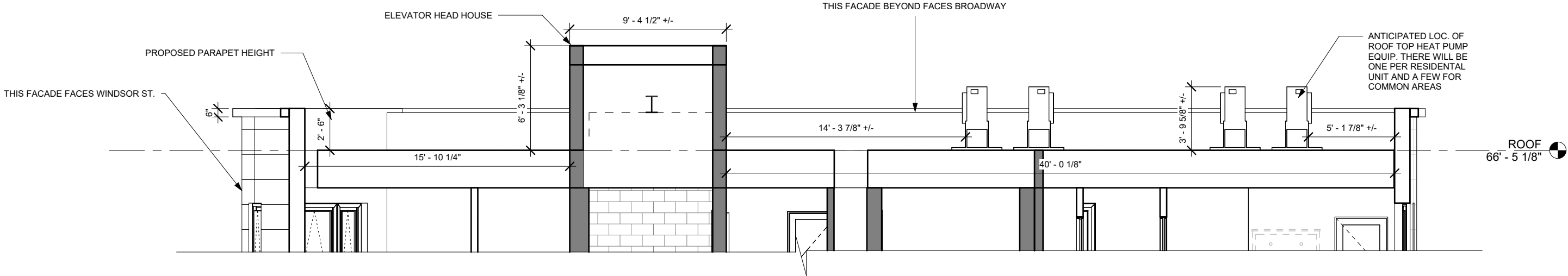
RBLA Design LLC
rbladesign.com
781-686-4486



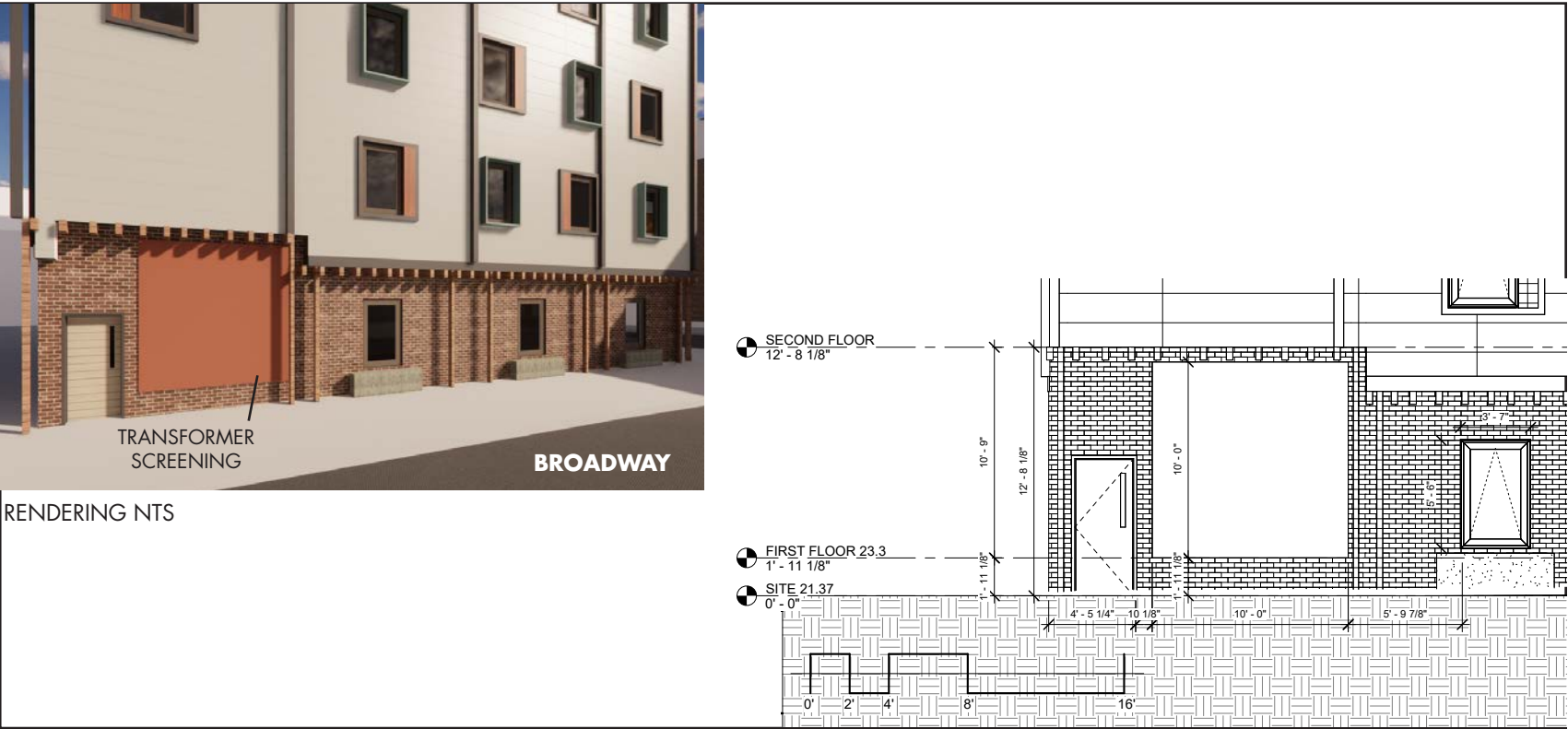
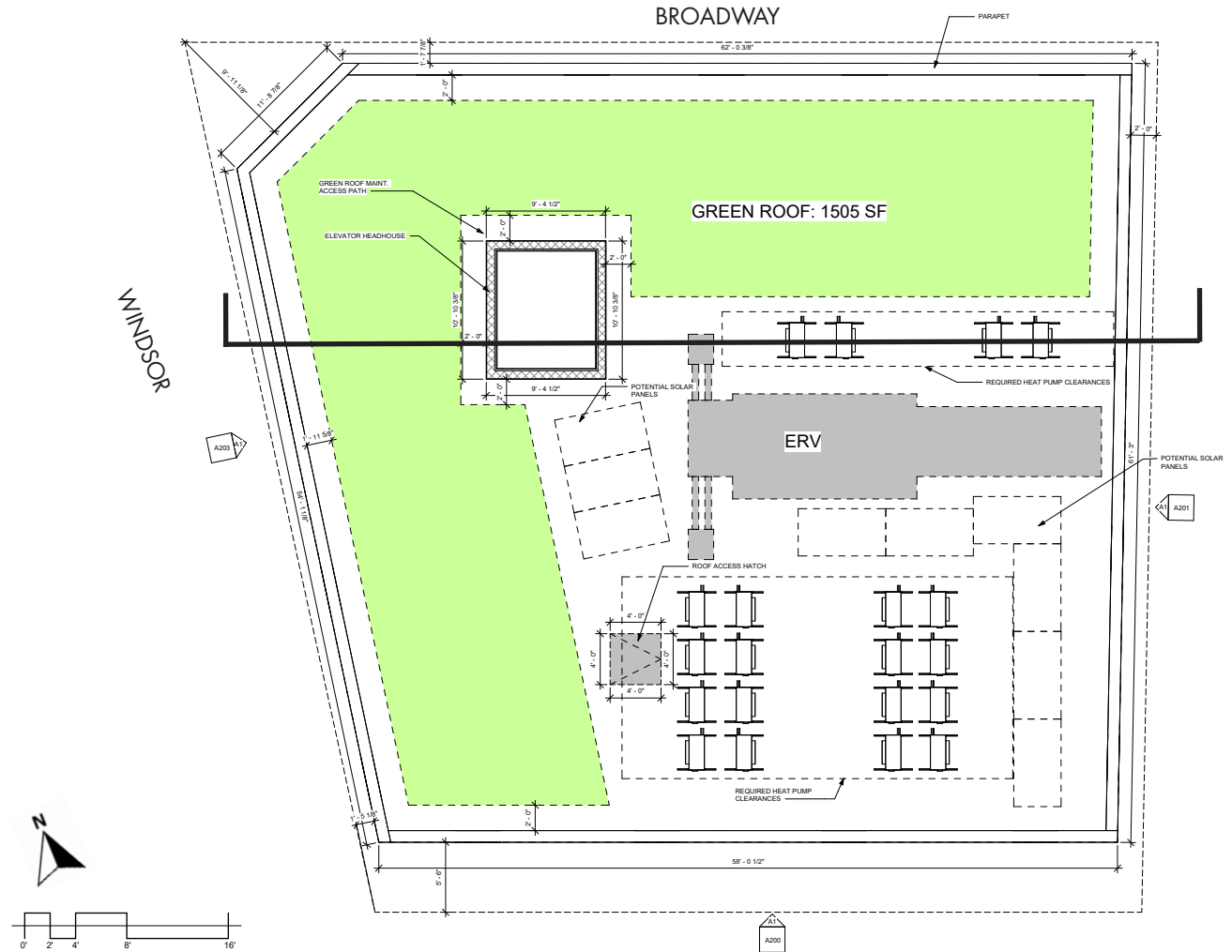
SCREENING FROM ACROSS BROADWAY, ALL MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF.



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.



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 FACADE DIMENSIONS.

MATERIALS PALETTE - 240 BROADWAY, CAMBRIDGE



CEMENT CONCRETE WALK



STONE MAINTENANCE EDGE

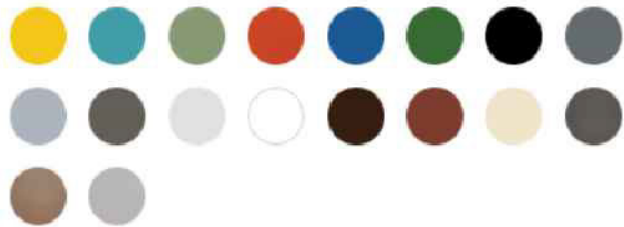


LOW, WALKABLE PLANTING: MIXED NATIVE CAREX SPECIES OR SIMILAR



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 sichotense	Yellow	Mid-summer	4	Sedum hybridum ‘Immergrunchen’	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	Sping	4



PLANT SIZE

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

PLANT SPACING

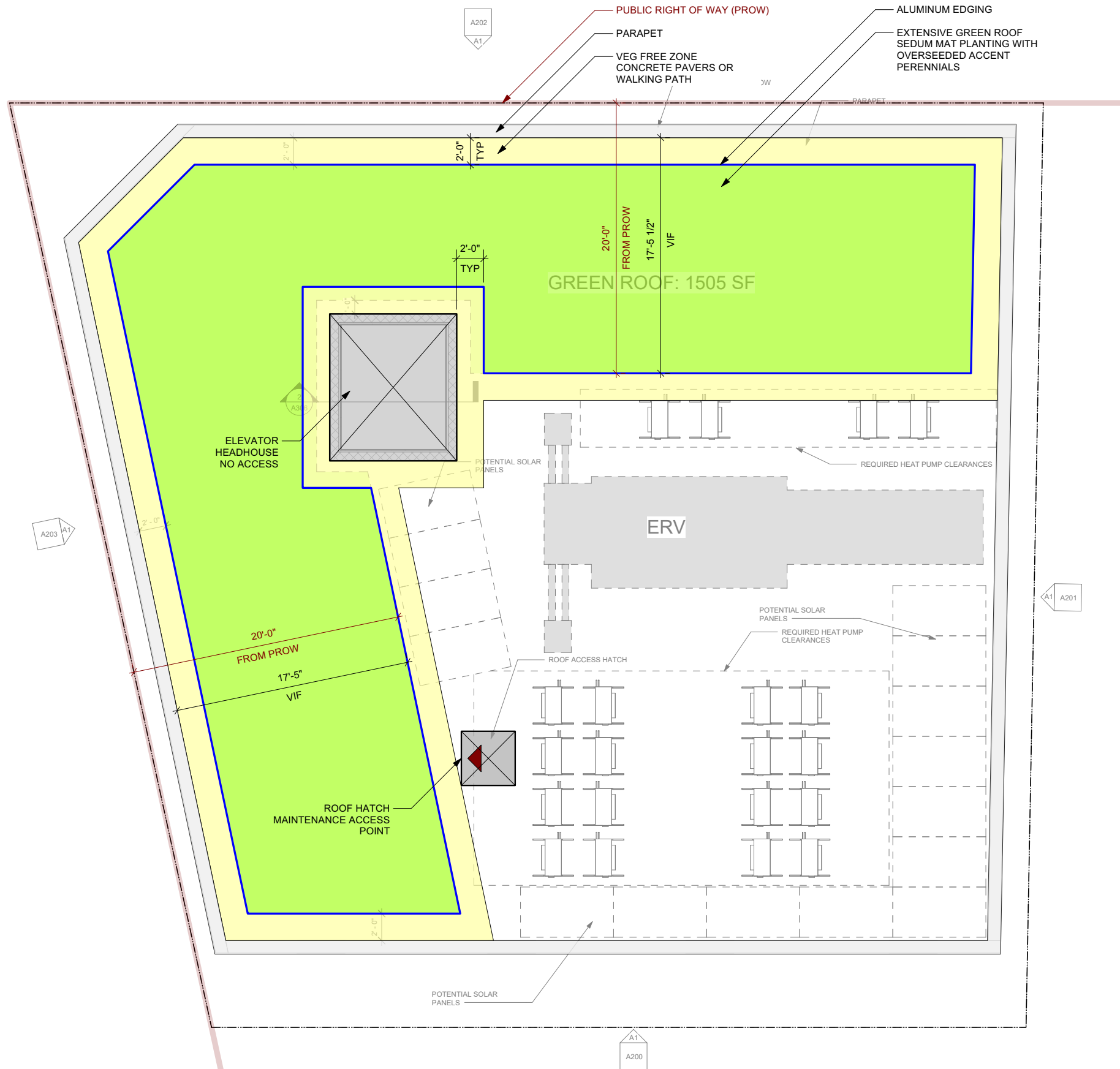
6 plugs per sq. ft. – 3 Month coverage
4-5 plugs per sq. ft. – 6-12 Month coverage
2-3 plugs per sq. ft. – 12-18 Month coverage






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

410.452.5880
www.greenroofplants.com





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

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

City of
Cambridge

Cool Score Sheet

2/9/2026

Project Address	Special Permit Number	Total Lot Area (SF)
240 BROADWAY	PB-XXX	4,660
Applicant Name	Phone Number	Open Space Requirement (%)
JUST A START	(617) 494-0444	20%
Applicant Contact / Address	Email Address	Zoning District
Yolanda Gilibert; 430 Rindge Ave, Cambridge, MA 02140	yolandagilibert@justastart.	C-1
Project Description		Result
16-unit affordable housing property, featuring 1 one-bedroom, 11 two-bedroom units, and 4 three-bedroom units.		Pass

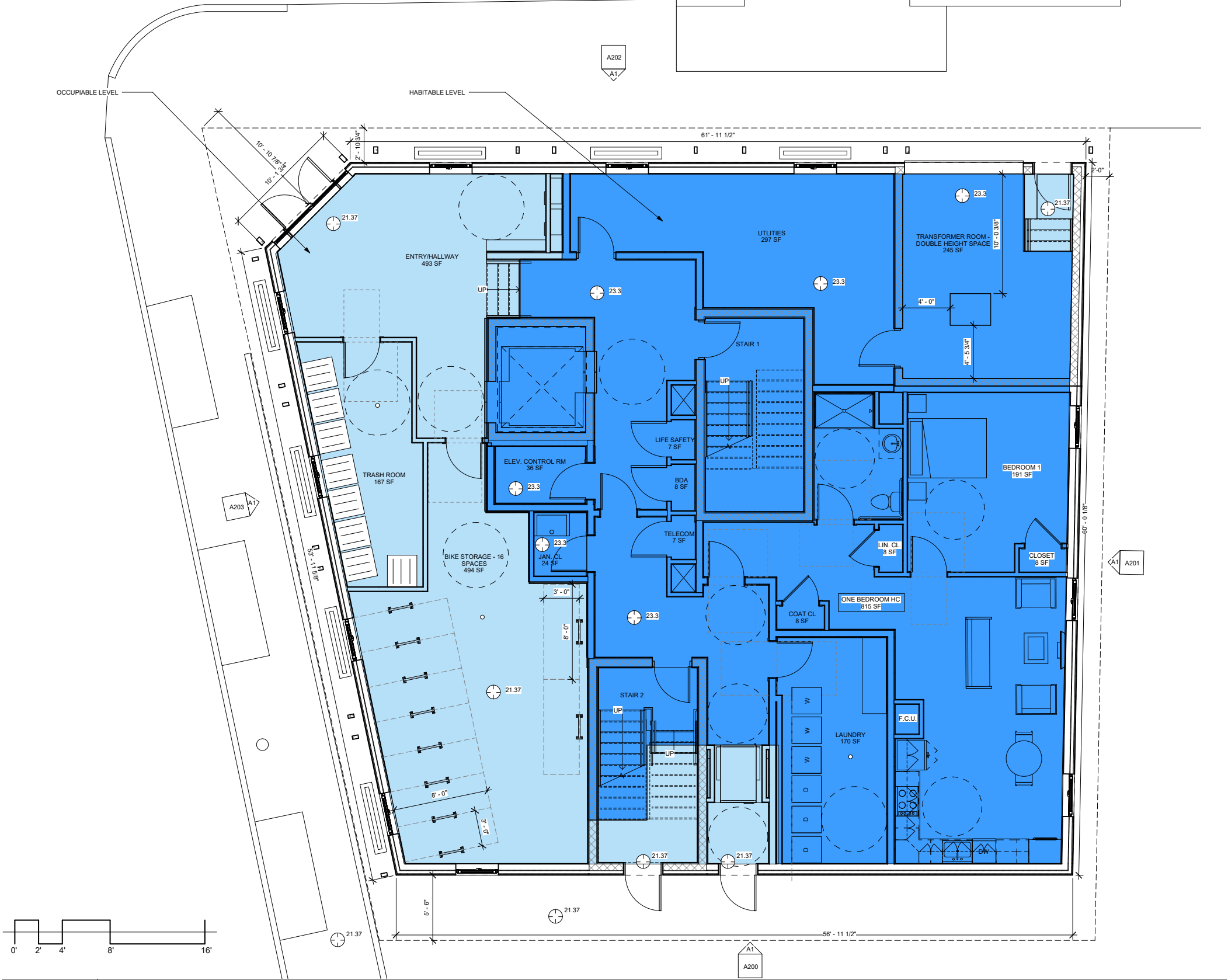
Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.

			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		0	0.80	+		0	1.60		-
	A2	Understory tree currently >10' canopy spread		0	1.00	+		0	2.00		-
	A3	Canopy tree currently <15' canopy spread		0	0.80	+		0	1.60		-
	A4	Canopy tree currently between 15' and 25' canopy spread		0	1.00	+		0	2.00		-
	A5	Canopy tree currently >25' canopy spread		0	1.20	+		0	2.40		-
	New or Transplanted Trees										
	A6	Understory tree		0	0.60	+		0	1.20		-
	A7	Canopy tree		0	0.70	+		0	1.40		-
Planting Areas Enter area in square feet of each component in the box provided	B1	Lawn Area		136	0.30	+		0	0.60		41
	B2	Low Planting Area		0	0.40	+		0	0.80		-
	B3	High Planting Area		0	0.50	+		0	1.00		-
Green Roofs & Facades For definitions, see reference document.	C1	Green Façade		0	0.10	+		0	0.20		-
	C2	Living Wall		0	0.30	+		0	0.60		-
	C3	Green Roof Area		0	0.30	+		1,505	0.60		903
	C4	Short Intensive Green Roof Area		0	0.50	+		0	1.00		-
	C5	Intensive Green Roof Area		0	0.60	+		0	1.20		-
Paving & Structures	D1	Low Slope Roof		0	N/A						
	D2	High-SRI Paving		0	0.1						-
	D3	Shaded Area		43	0.2	+		146	0.40		67
Project Summary	<div>Portion of lot area utilizing green strategies 20%</div> <div>Portion of score from green strategies 93%</div> <div>Portion of score from trees 0%</div> <div>Portion of score contributing to public realm cooling 95%</div>										
							Total Contributing Area				1,011
							Total Area Goal				932
							COOL FACTOR SCORE				1.08

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

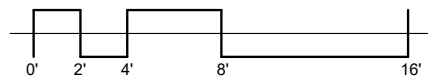
Flood Elevation Data

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

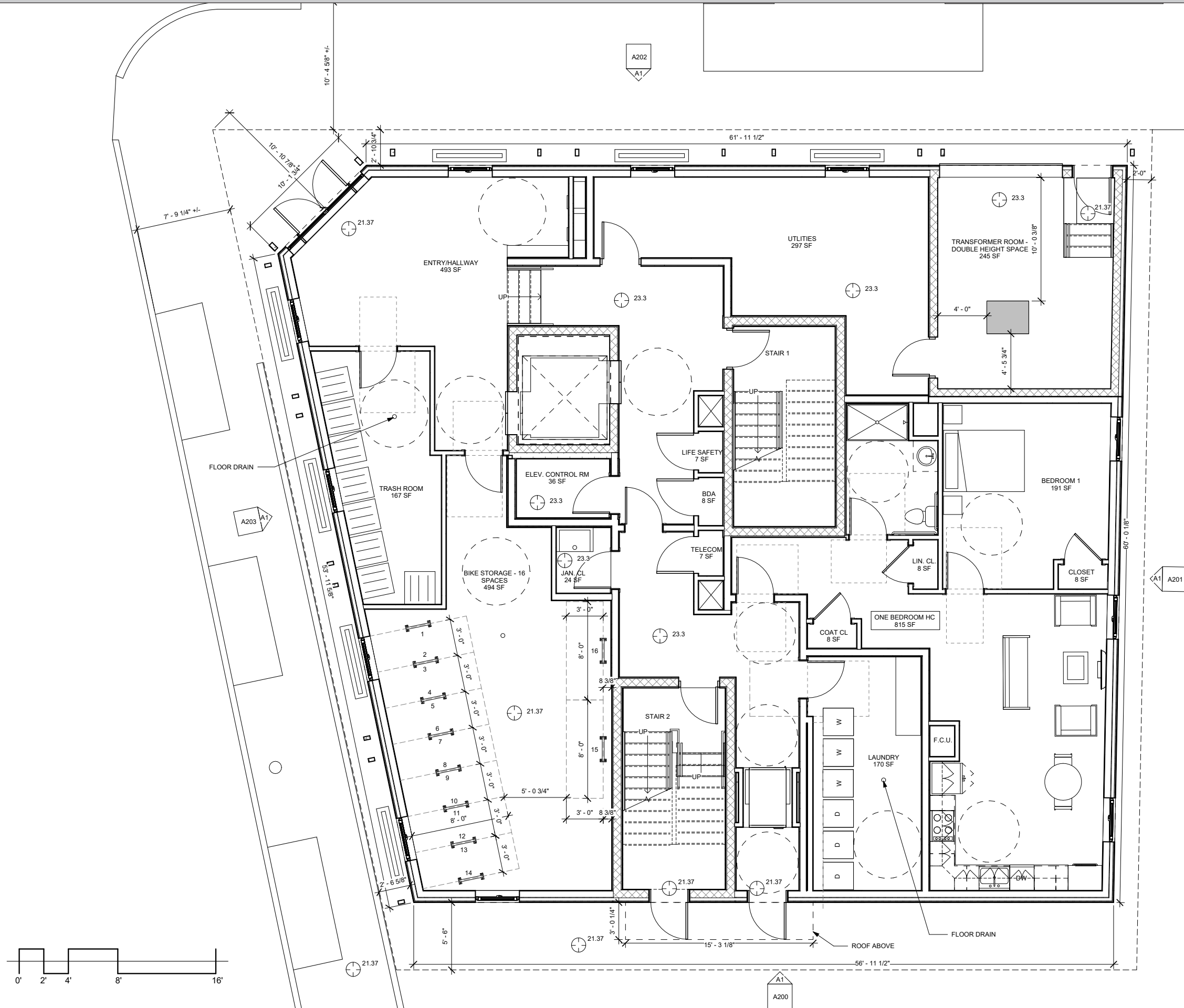
Long-Term Flood Elevations

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

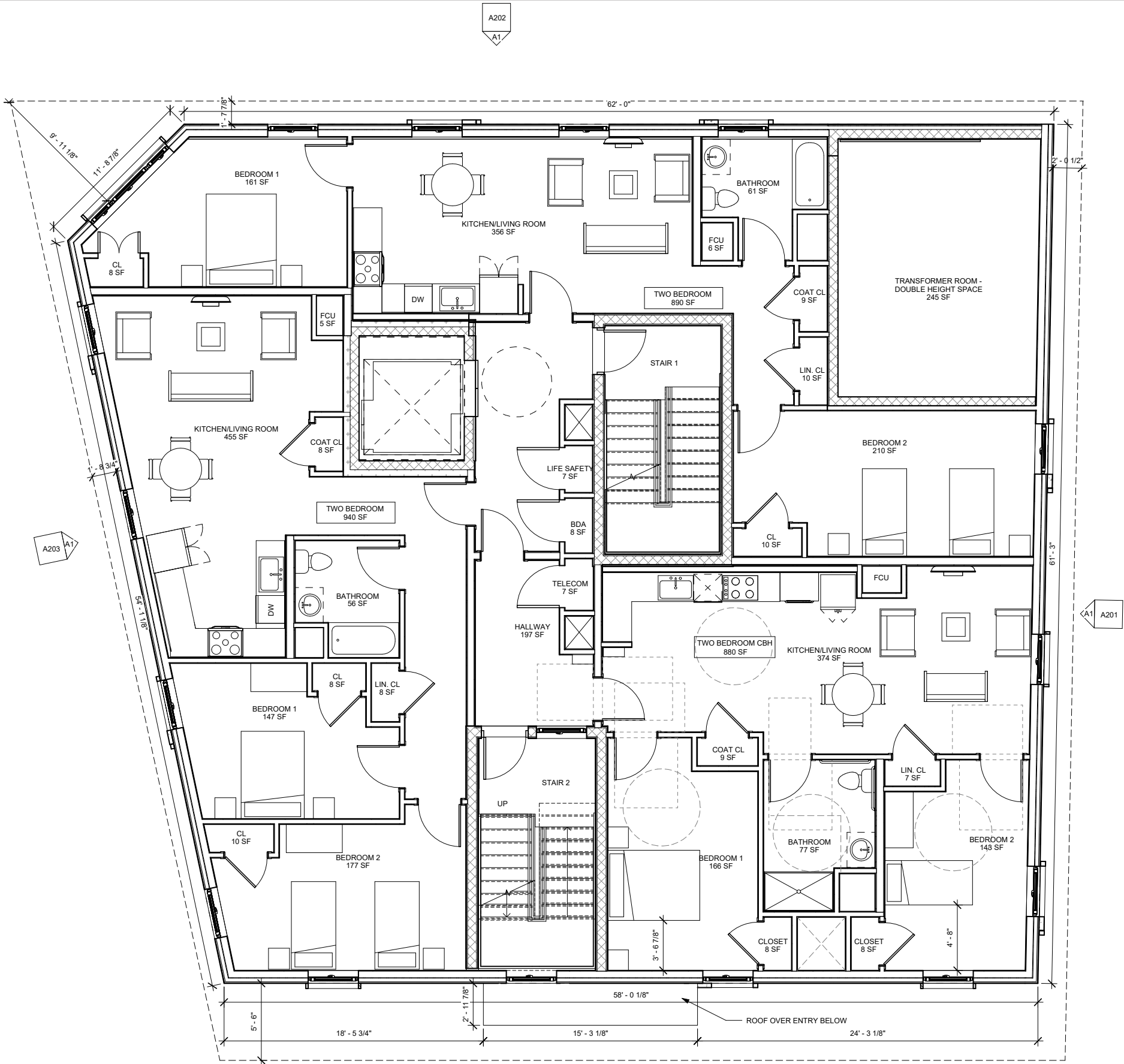
PROPOSED FLOOD RESILIENCE SECTION - 240 BROADWAY, CAMBRIDGE



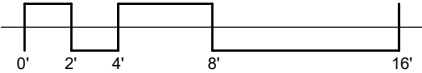
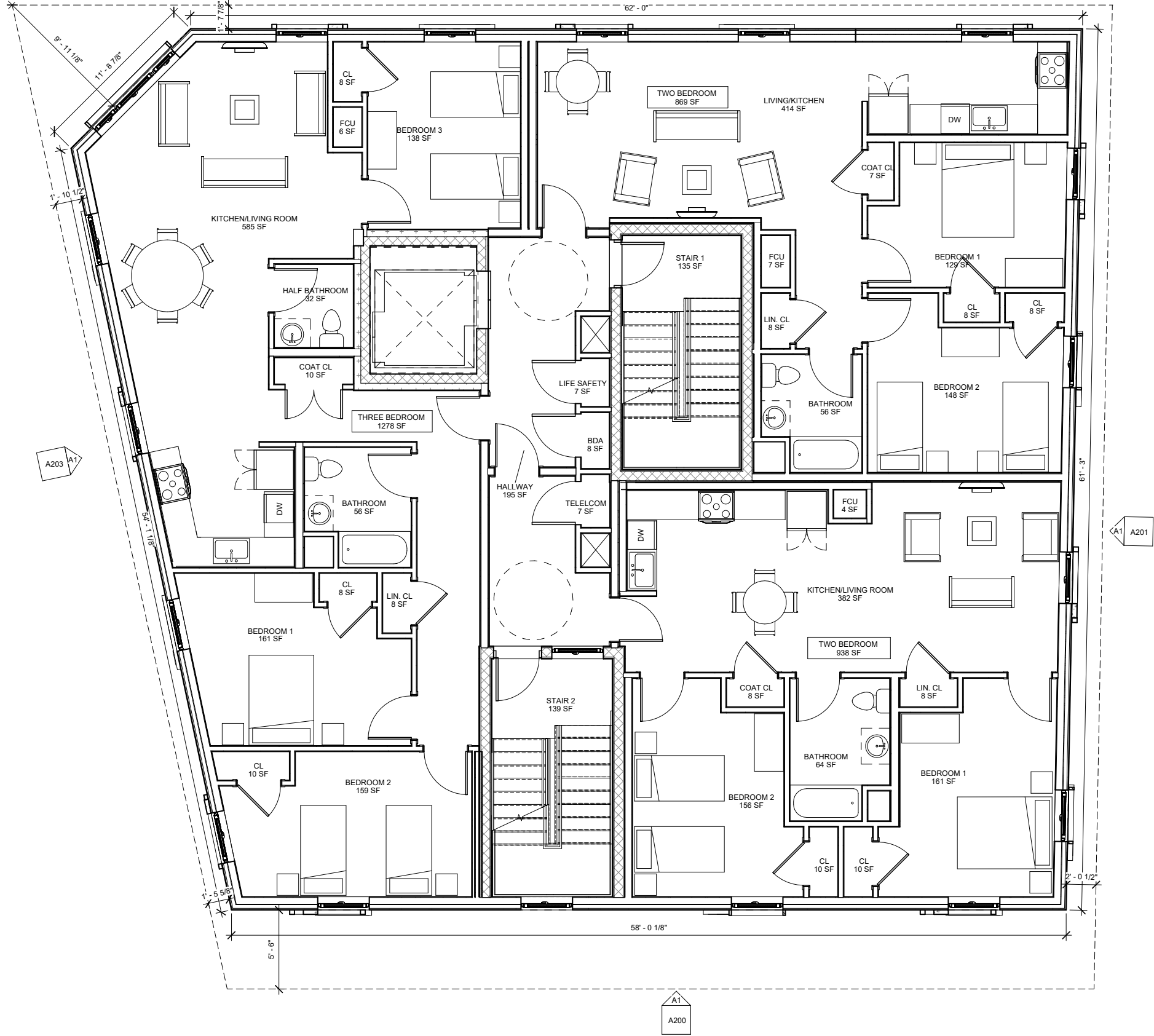
PROPOSED FIRST FLOOR PLAN - 240 BROADWAY, CAMBRIDGE

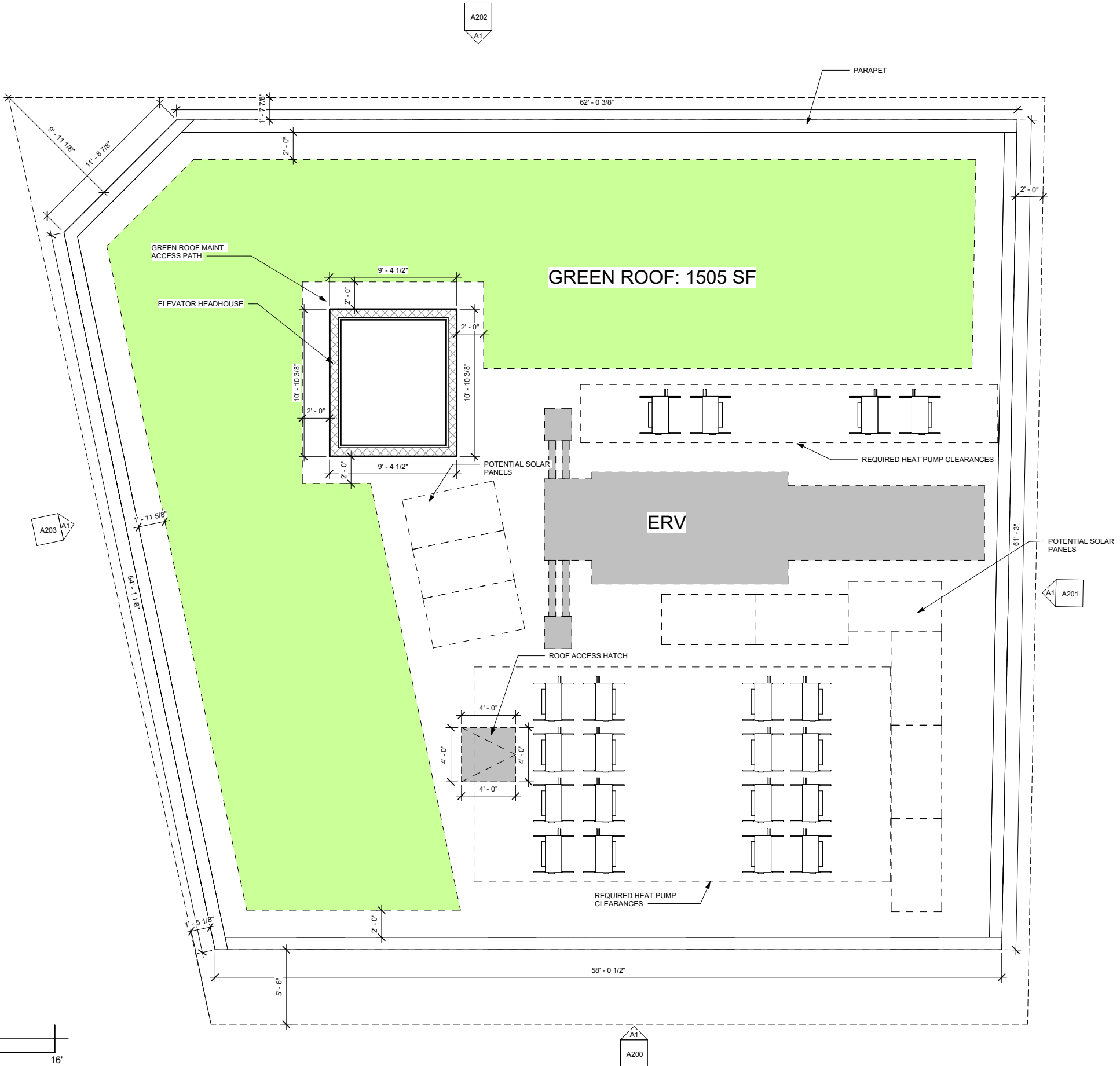


PROPOSED SECOND FLOOR PLAN - 240 BROADWAY, CAMBRIDGE



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





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).

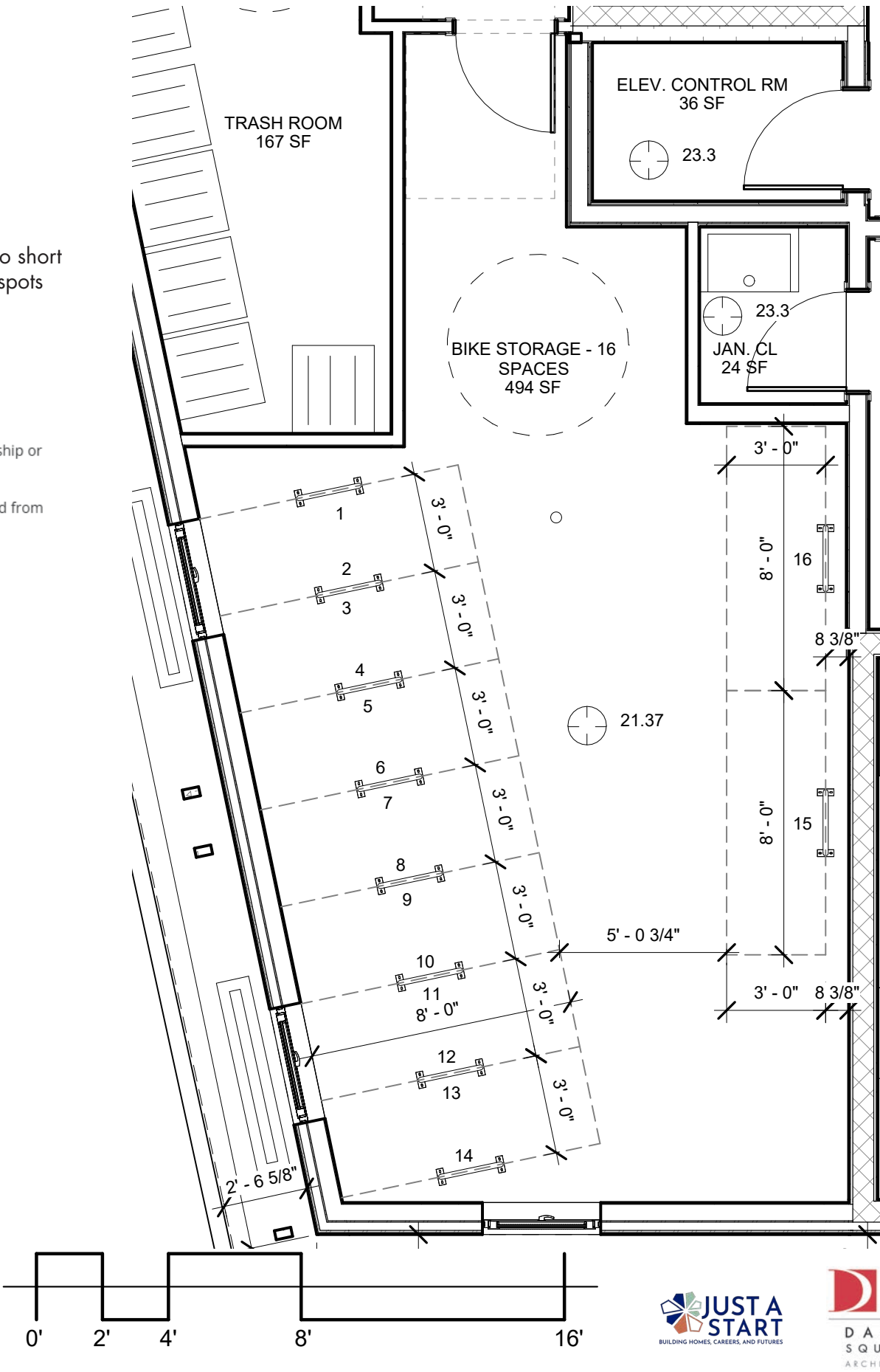
11.207.6 Modifications to Bicycle Parking Standards

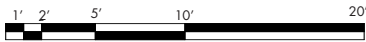
- .4 (a) Notwithstanding Section 6.104, long-term or short-term bicycle parking spaces may be located anywhere on the lot for an AHO Project or on an adjacent lot in common ownership or under common control.
- (b) Notwithstanding Section 6.107.5, up to 20 long-term bicycle parking spaces may be designed 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.

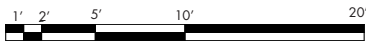
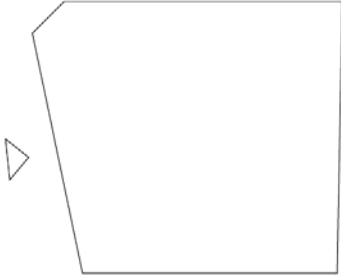
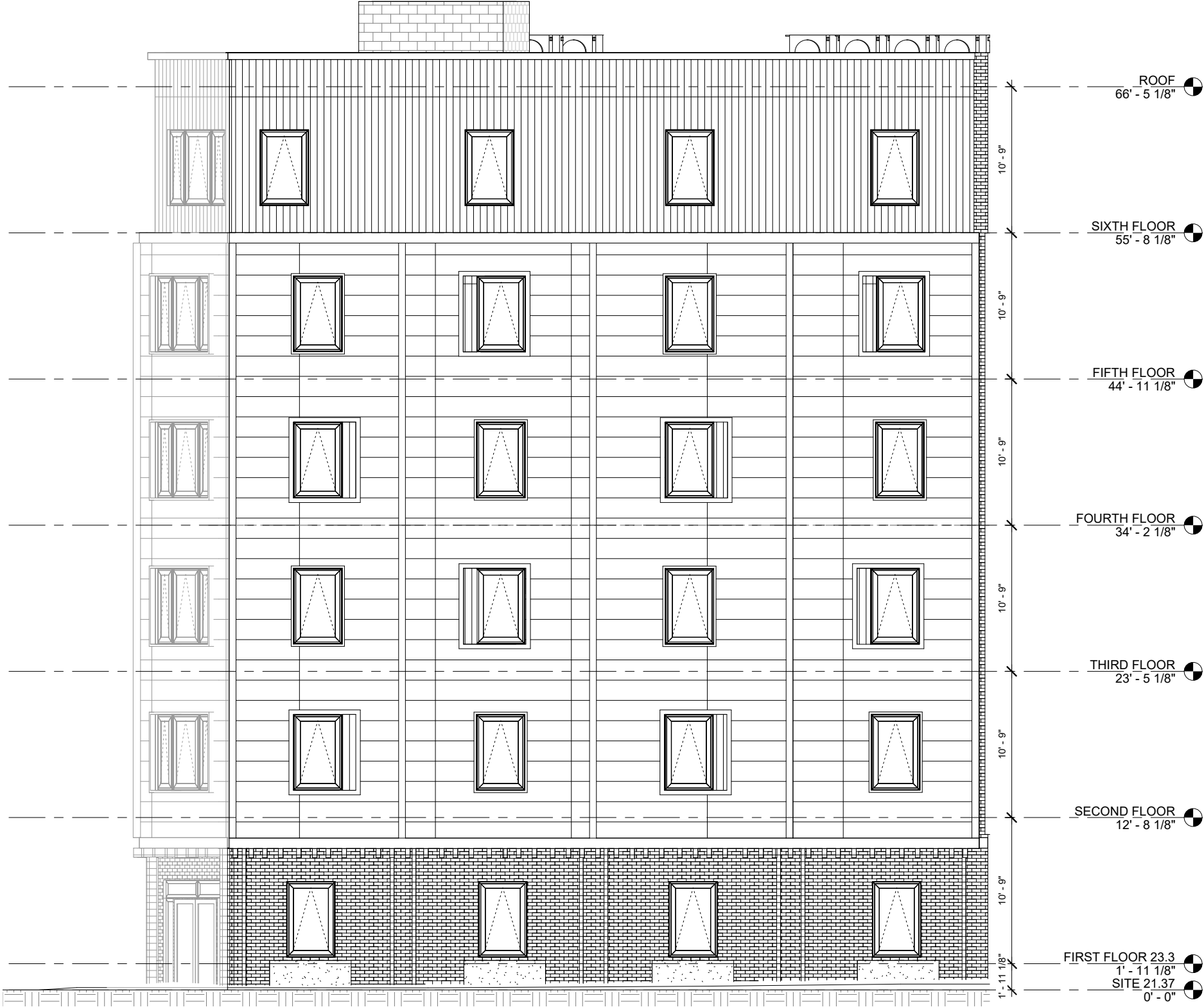
SOURCE: City of Cambridge Zoning Ordinance: https://library.municode.com/ma/cambridge/codes/zoning_ordinance?nodeId=ZOOR_ART11.000SPRE

	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		

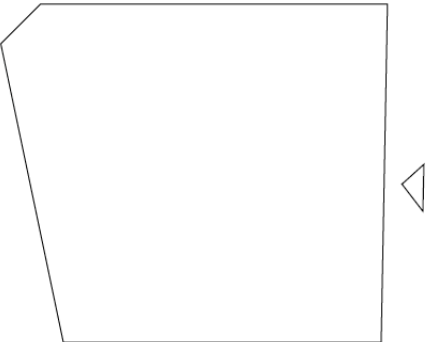
SOURCE: City of Cambridge Zoning Ordinance
https://library.municode.com/ma/cambridge/codes/zoning_ordinance?nodeId=ZOOR_ART11.000SPRE

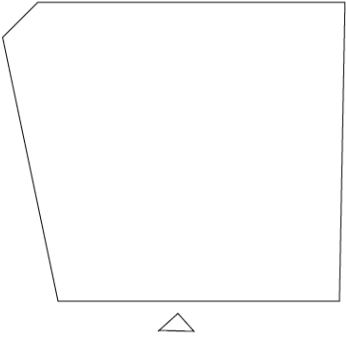
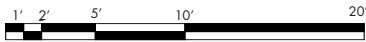




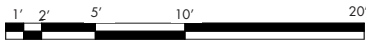
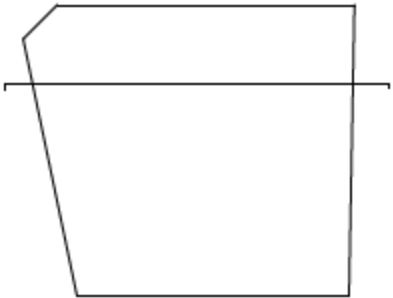
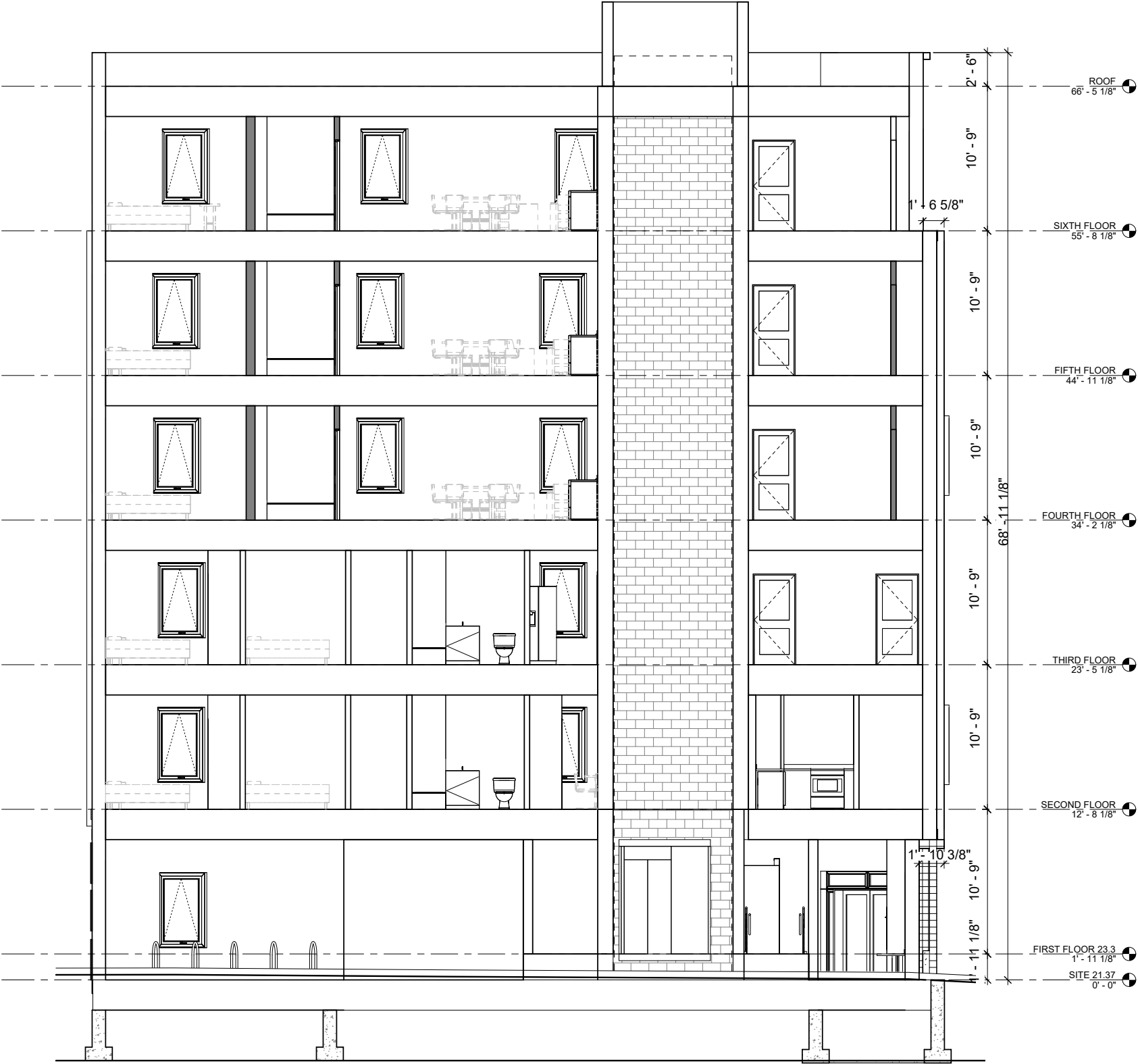


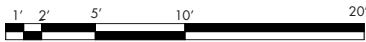
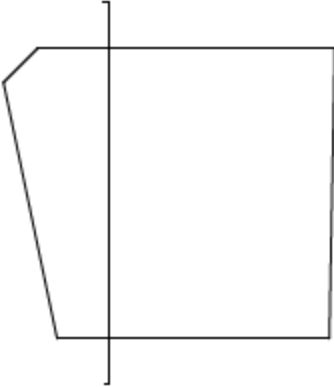
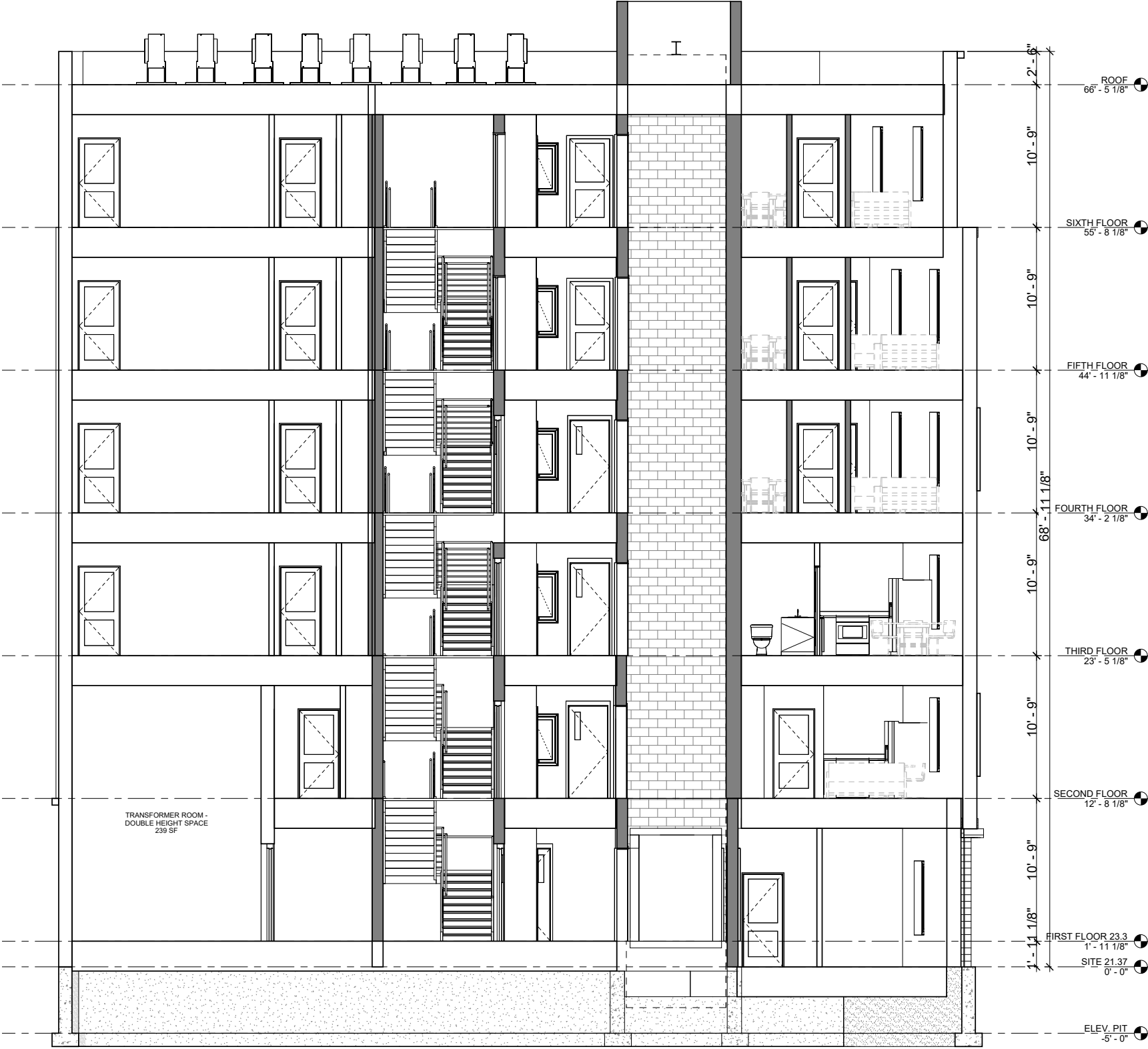
PROPOSED GREENE- ROSE HERITAGE PARK FACING ELEVATION - 240 BROADWAY, CAMBRIDGE





PROPOSED BUILDING SECTION- 240 BROADWAY, CAMBRIDGE





240 BROADWAY SURROUNDING BUILDINGS - FORM



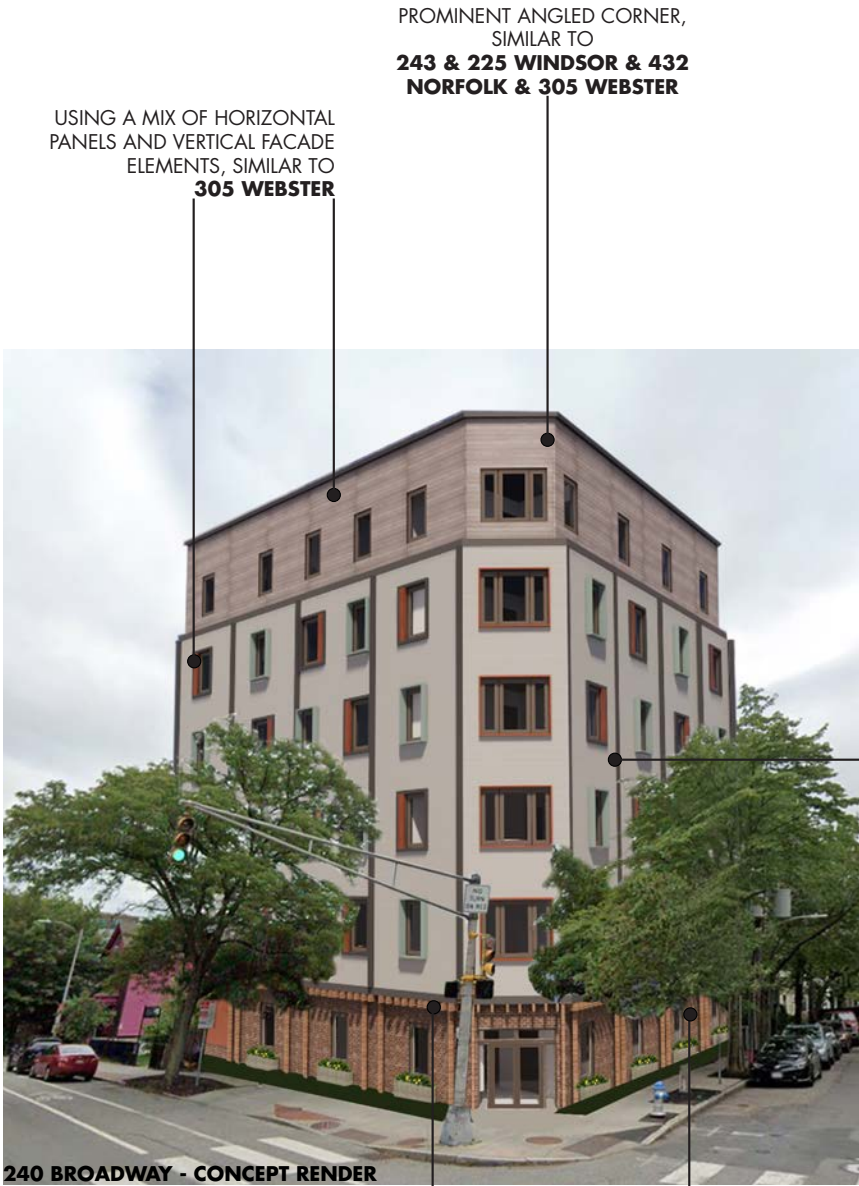
243 WINDSOR

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



225 WINDSOR

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



240 BROADWAY - CONCEPT RENDER

- FIRST FLOOR AWNINGS/ OVERHANGS, SIMILAR TO 305 WEBSTER & 432 NORFOLK
- BRICK ON THE FIRST FLOOR FACADE, SIMILAR TO 305 WEBSTER, 243 & 225 WINDSOR

PROMINENT ANGLED CORNER, SIMILAR TO 243 & 225 WINDSOR & 432 NORFOLK & 305 WEBSTER

USING A MIX OF HORIZONTAL PANELS AND VERTICAL FACADE ELEMENTS, SIMILAR TO 305 WEBSTER



(IMAGES CREDITS: EVB DESIGN)



432 NORFOLK ST.

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

BOLD TRIM, SIMILAR TO PILASTERS ON 243 WINDSOR & 225 WINDSOR



(IMAGE CREDITS: OLINGER ARCHITECTS)

305 WEBSTER AVE.

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

PROPOSED MATERIALS - 240 BROADWAY, CAMBRIDGE



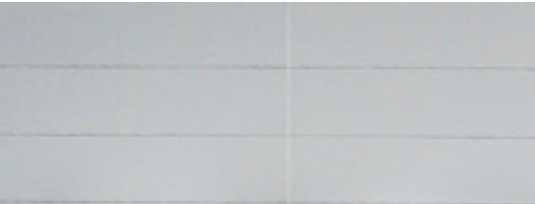
TOP MATERIAL OF NICHHA "VINTAGEWOOD" WALL PANEL IN "ASH".



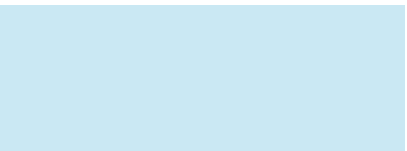
NICHHA FIBER CEMENT ACCENT PANEL, SIMILAR TO "VINTAGEWOOD" WALL PANEL IN "REDWOOD".



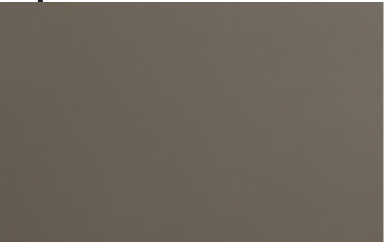
WOOD PERGOLA, LIGHTER WOOD COLOR.



BODY MATERIAL OF NICHHA "ILLUMINATION" WALL PANEL IN "FOG".



LIGHT BLUE ALUMINUM WINDOW BOXES



INTUS WINDOWS IN COLOR "WARM STONE"

TRANSFORMER VAULT DOOR - POTENTIAL AREA FOR MURAL OR ART

COMMON AREA UNITS WINDOWS AT GROUND FLOOR - INTUS SUPERA OR SIMILAR. VLT: .20

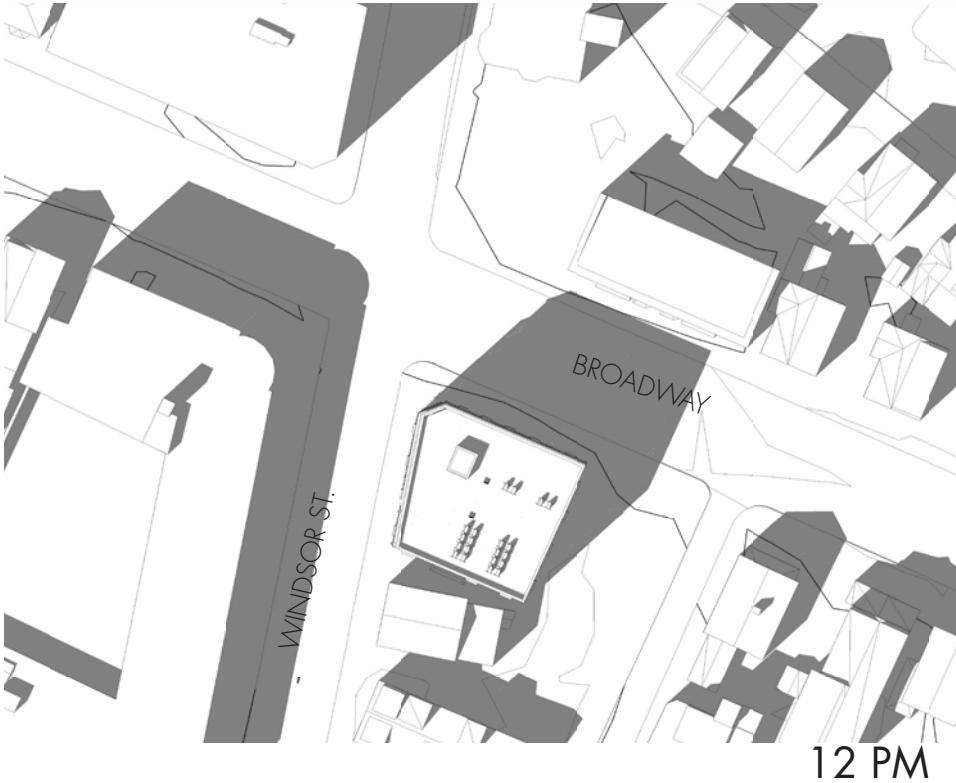


BASE MATERIAL OF THIN BRICK OR A BRICK PANEL.

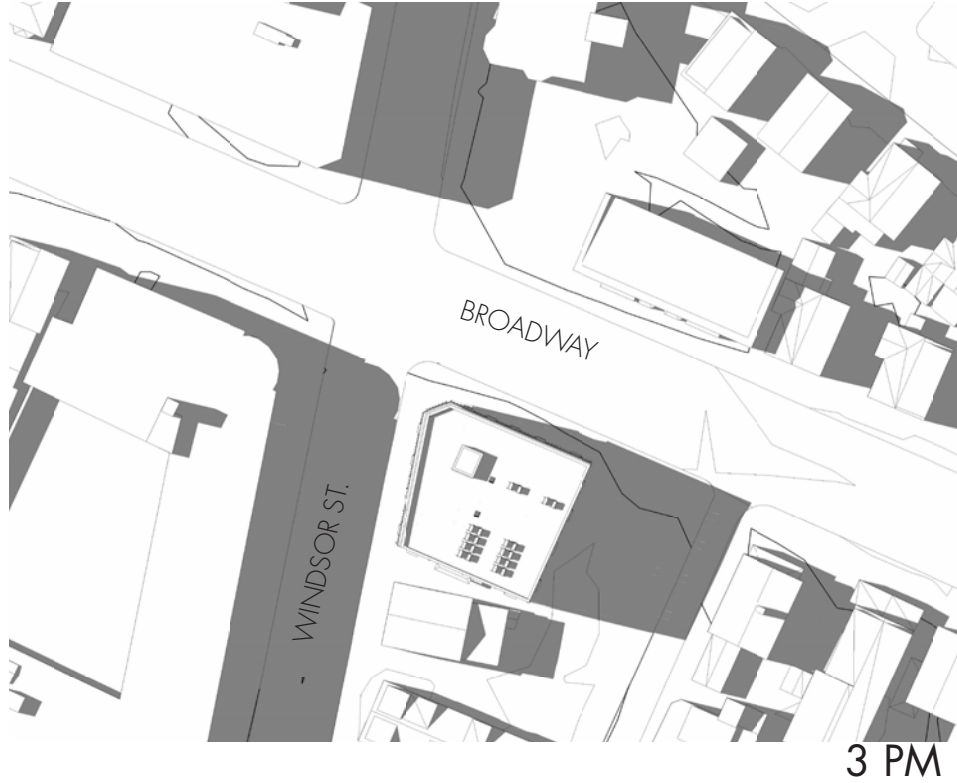
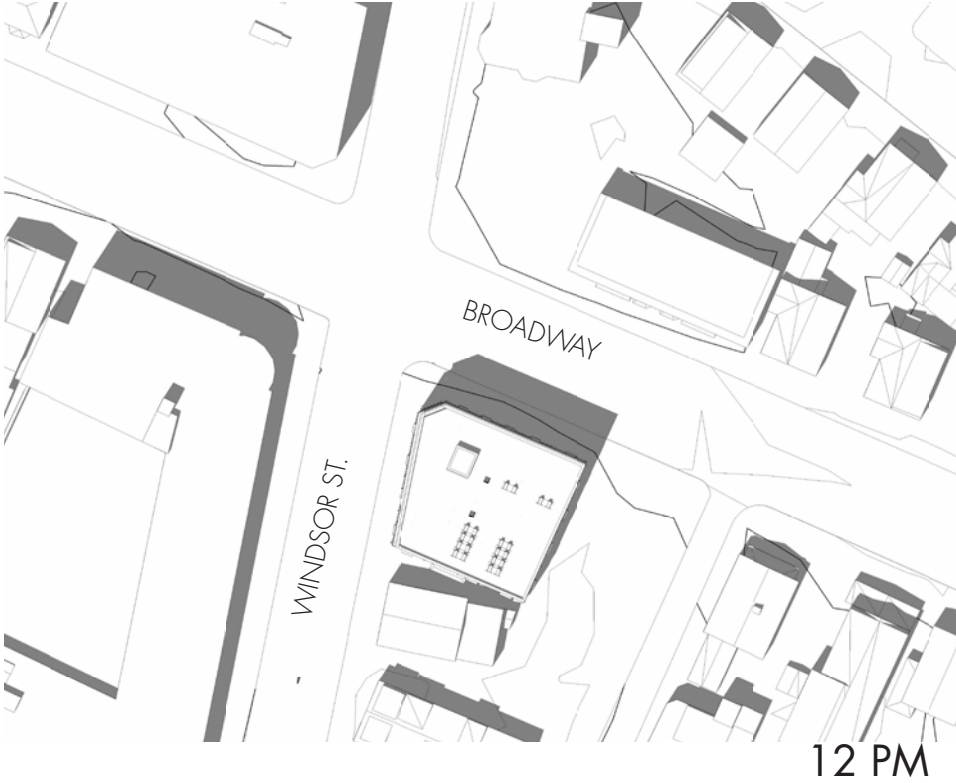
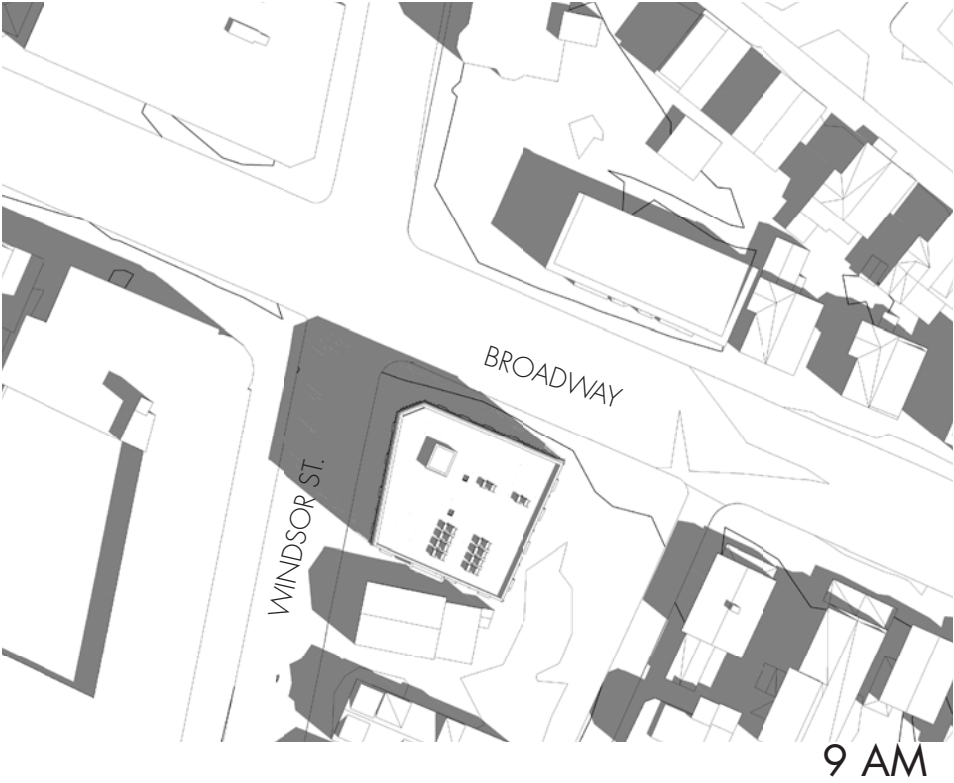


240 BROADWAY - FACADE MATERIALS

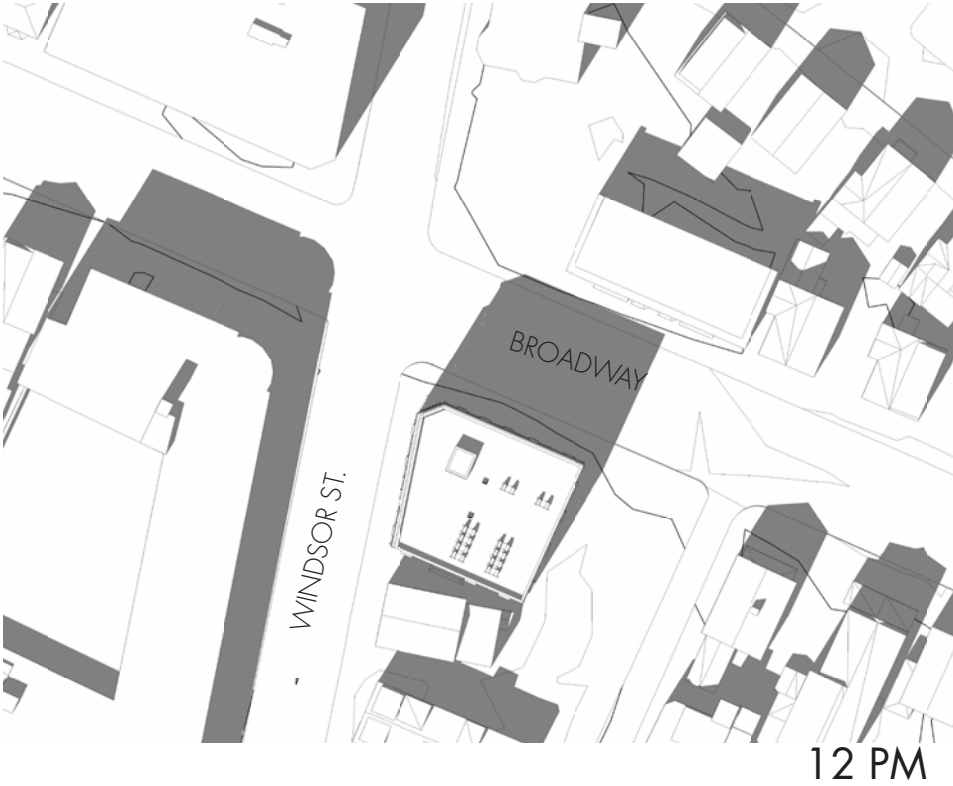
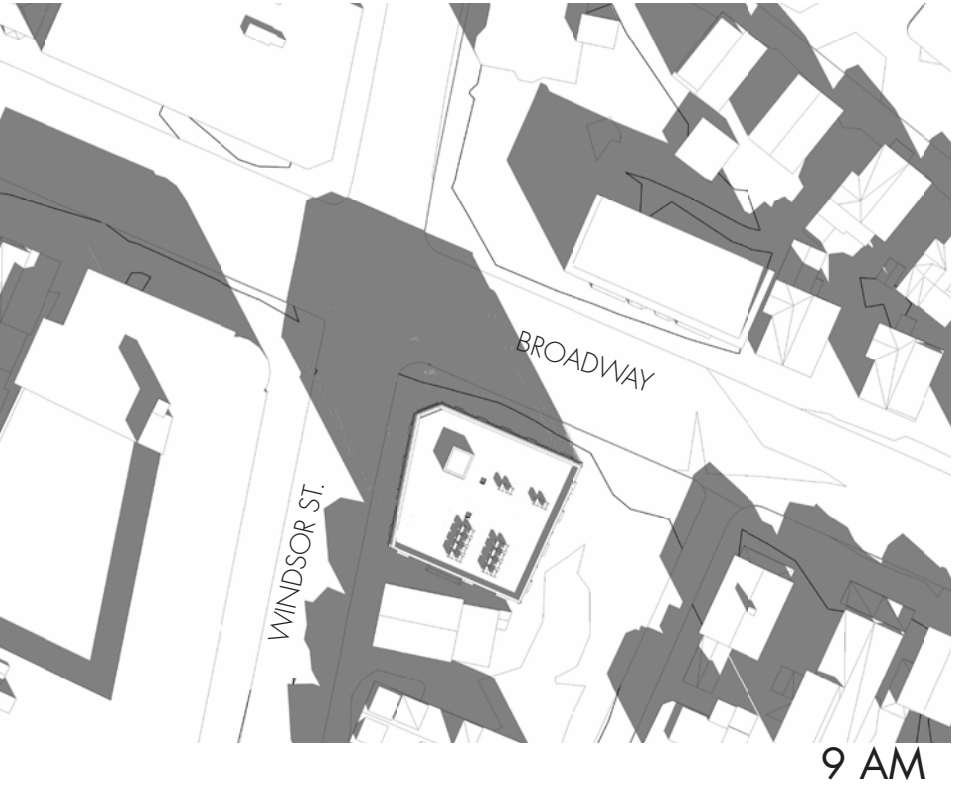
SPRING SOLSTICE



SUMMER SOLSTICE



FALL SOLSTICE



WINTER SOLSTICE











DIGITAL MODEL CAN BE ACCESSED THROUGH THE FOLLOWING LINK:

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