



## 240 BROADWAY ST CAMBRIDGE, MA.

### VOLUME III - APPENDICES

*February 10, 2026*

**Developer**

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

**Architect**

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



## 240 BROADWAY ST CAMBRIDGE, MA.

### APPENDICES

#### Appendix A: Flood Resilience Compliance

- i. Flood Resilience Compliance submitted
- ii. Flood Resilience Compliance Submission Attachments

#### Appendix B: Green Factor Requirements

- i. Green Factor Checklist
- ii. Cool Score Sheet
- iii. Green Factor Site *and*  
Roof Plan

## Appendix A:

## Flood Resilience Compliance

## 240 Broadway Street Flood Resilience Narrative

### AHO Design Review Phase

#### LTFE Establishment

##### LTFE Establishment

Provide all projected flood elevations from the **2025 FloodViewer**.

*All Elevations in Cambridge City Base*

The LTFE, as defined by Zoning, is whichever is higher of 1% and 10% events.

##### 2070 1%

SLR/SS (2070 1%) \*

23.3

Precip (2070 1%) \*

21.4

LTFE (2070 1%) \* ⓘ

23.3

##### 2070 10%

SLR/SS (2070 10%) \*

N/A

Precip (2070 10%) \*

N/A

LTFE (2070 10%) \*

N/A

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#### Meeting of Development Standards

**All occupiable spaces shall be protected from 10% LTFE per Zoning Section 22.84.1 (a). Describe how development will comply: \***

All occupiable spaces will have a floor elevation of 21.37. There are no basements or below-grade occupiable spaces. Please refer to the elevation and section drawings.

**Habitable spaces and critical building equipment shall be protected from the 1% LTFE per Zoning Section 22.84.1 (b and c). Describe how development will comply: \***

All habitable spaces and critical building equipment, including the transformer will be located within the building at and above the first-floor elevation of 23.3 which is the 1% LTFE. Regarding elevator pit flooding protection, the development team will implement measures to provide additional safeguards in the event of flooding. We plan to install a temporary flood barrier at the flood barrier at the front door, which will be set up to seal the entryway (which is at the 10% LTFE occupiable level), and prevent water from entering the building during flood conditions, protecting the elevator up to the habitable level.

**Spaces below the 10% LTFE will recover from flood event per Zoning Section 22.84.2. Describe how development will comply: \***

All Habitable Spaces and Critical equipment have been designed to be protected from the 1% LTFE as described in the previous section. As a result, the development meets the requirements of Section 22.84.2 without additional recoverability measures.

**CITY OF CAMBRIDGE**  
DEPARTMENT OF PUBLIC WORKS

147 Hampshire Street, Cambridge, MA 02139

Phone (617) 349-4800



## Flood Resilience Compliance Confirmation

**Confirmation Number: 1191515**

**Date Issued: January 8, 2026**

**Project Address/** 240 Broadway  
**Location:**  
**Map/Lot:** 76-49  
**Project Stage:** Special Permit

**Applicant:**

Name: Yolanda Gilibert  
Mailing Address: 430 Rindge Ave. Cambridge, MA 02140 Suite 301 Cambridge, Cambridge, MA 02140  
Email Address: yolandagilibert@justastart.org  
Telephone #: 617-681-4753

**Applicability:**

Is this project subject to Green Building Requirements (Section 22.20)? No

Does this project involve the construction of a new building? Yes

Does this project enlarge an existing building's footprint by at least 50%? No

Does Any development in Stories Below Grades seeking exemption under Section 5.25.2? No

**LTFE:**

	SLR/SS	Precip	LTFE*
<b>2070 1%</b>	23.3	21.4	23.3
<b>2070 10%</b>	N/A	N/A	N/A

All Elevations in Cambridge City Base

\*As defined by Zoning, whichever is higher of 1% and 10% events.

**Meeting of Development Standards**

*Describe compliance with Section 22.84.1 (a): All occupiable spaces shall be protected from 10 % LTFE:*

All occupiable spaces will have a floor elevation of 21.37. There are no basements or below-grade occupiable spaces. Please refer to the elevation and section drawings.

Describe compliance with Section 22.84.1 (b and c): Habitable spaces and critical building equipment shall be protected from the 1% LTFE:

All habitable spaces and critical buiding equipment including the transformer will be located within the building at and above the first-floor elevation of 23.3 which is the 1% LTFE.Regarding elevatir pit flooding protection, the development team will implement

measures to provide additional safeguards in the event of flooding.

Describe compliance with Section 22.84.2, how spaces below the 10% LTFE will recover from flood event.

All Habitalbe Spaces and Critical equiment have been designed to be protected from the 1% LTFE as described in the previous section. As a result, the development meets the requirements of Section 22.84.2 withoug additional recoverability measures.

Notes/Conditions:

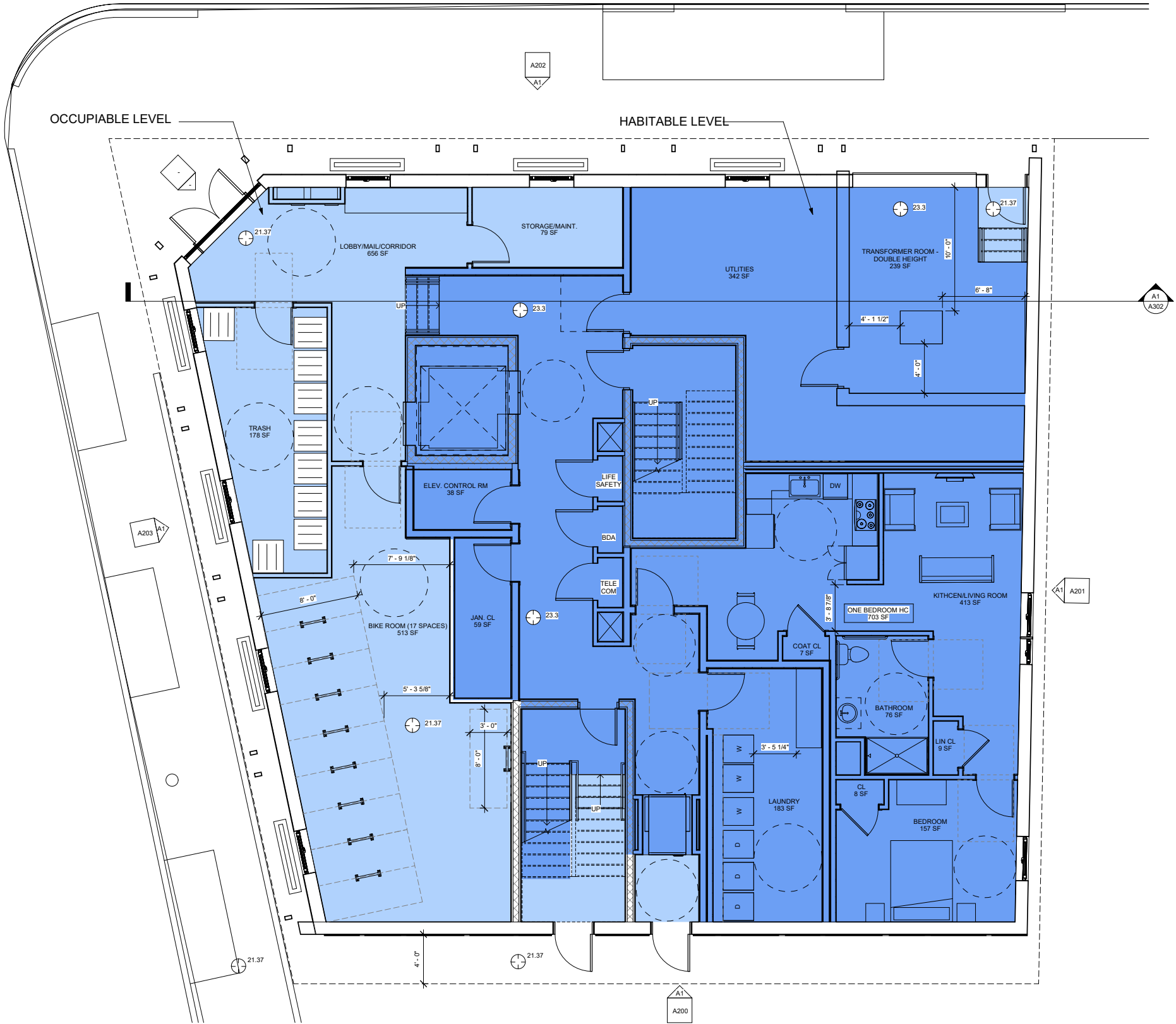
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**This Document Confirms that the above mentioned project is in Conformance with the Flood Resilience Standards.**

Confirmation #: **1191515**    Date: **January 8, 2026**

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**Location Details**

Address: 240 Broadway  
Map-Lot: 76-49

**Ground Elevation**

Min: 21.3  
Max: 22.5  
*Note: All elevations are in ft-CCB<sup>1</sup>*

**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



## Appendix B:

## Green Factor Requirements

## Green Factor Certification Form

This is for projects that are subject to the Green Factor Standard in Section 22.90 of the Cambridge Zoning Ordinance, which requires site and landscape design features that reduce urban heat.

*Review Section 22.90 of the Cambridge Zoning Ordinance and the Cambridge Cool Score Information and Guidelines before completing this form. When submitting a completed form, attach the supporting materials listed in the Green Factor Checklist.*

**Project Address/Location:** 240 Broadway St. Cambridge, MA

**Planning Board (PB) and/or Board of Zoning Appeal (BZA) case number (if applicable):** Planning Board

### Developer Name and Contact Information

Name: Just A Start

Mailing Address: 430 Rindge Ave. #301, Cambridge, MA 02140

Email Address: yolandagilbert@justastart.org

Telephone #: (617) 681 4753

### Applicability: Section 22.92 & Section 5.22.5

Is this project subject to Green Building Requirements (Section 22.20)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this project involve the construction of a new building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does this project enlarge an existing building's footprint by at least 50%?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does this project involve the creation of new surface parking area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Answer the questions below if the answer is "Yes" to any of the above

### Requirements

#### Cool Roof Requirement

Does this project involve the construction of a new building roof or replacement of more than 50% of an existing roof?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has this project received a Certificate of Appropriateness from the Cambridge Historical Commission or a Neighborhood Conservation District Commission, or a determination of adverse effect by the Executive Director of the Cambridge Historical Commission? [if "Yes," attach the document to your submission]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A

Last Updated: March 2024

How much of the new or replaced roof area (in sq. ft.) has a slope (rise:run) of less than 2:12? [Cool Roof Requirement is not applicable to roof area with a 2:12 or steeper slope] WE ARE PROPOSING A FLAT ROOF	3,946 s.f.
What is the initial Solar Reflectance Index (SRI) of the proposed roof surface material for the area described above, excluding any solar energy systems or green roof area? [Minimum is 82]	98

*Cool Score – Base information on the attached Cool Score Sheet and Site/Roof Plan*

What is the Cool Score of the proposed site design? [Minimum is 1.0 except per below]	1.08
What is the Cool Score of the existing site? [Only answer if the project does not involve a new building or enlargement of a building footprint. The proposed Cool Score must not be less than the Cool Score of the existing site]	N/A

*Modifications to Requirements*

Has the project received, or will the project seek, a special permit from the Planning Board to modify the Green Factor Standard for this proposal?	<input type="checkbox"/> Received SP (date: _____) <input type="checkbox"/> Seeking SP <input checked="" type="checkbox"/> No modification
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*Golanda Gilibert*

February 10, 2026

Signature of Applicant

Date

Last Updated: March 2024

## Green Factor Checklist

Project Phase	Required Submissions
<input type="checkbox"/> <b>Special Permit/Design Review (if applicable)</b>	<input checked="" type="checkbox"/> Green Factor Certification Form <input checked="" type="checkbox"/> Cool Score Sheet <input checked="" type="checkbox"/> Site and Roof Plans
<input type="checkbox"/> <b>Building Permit</b>	<input type="checkbox"/> Green Factor Certification Form (updated from prior version) <input type="checkbox"/> Cool Score Sheet (updated from prior version) <input type="checkbox"/> Site and Roof Plans (updated from prior version) <input type="checkbox"/> Catalog of plant species including height and canopy spread of trees and height and soil depth of high and low planting areas <input type="checkbox"/> Specifications of roof surface material including initial Solar Reflectivity Index (SRI) <input type="checkbox"/> Specifications of paving material including SRI (if applicable) <input type="checkbox"/> Specifications of green roof installation with operations and maintenance plan (if applicable)
<input type="checkbox"/> <b>Certificate of Occupancy</b>	<b><i>All materials updated based on as-built conditions:</i></b> <input type="checkbox"/> Green Factor Certification Form (updated from prior version) <input type="checkbox"/> Cool Score Sheet (based on as-built conditions) <input type="checkbox"/> Site and Roof Plans (based on as-built conditions) <input type="checkbox"/> Catalog of plant species including height and canopy spread of trees and height and soil depth of high and low planting areas <input type="checkbox"/> Specifications of roof surface material including initial Solar Reflectivity Index (SRI) <input type="checkbox"/> Specifications of paving material including SRI (if applicable) <input type="checkbox"/> Specifications of green roof installation with operations and maintenance plan (if applicable)

Last Updated: March 2024

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

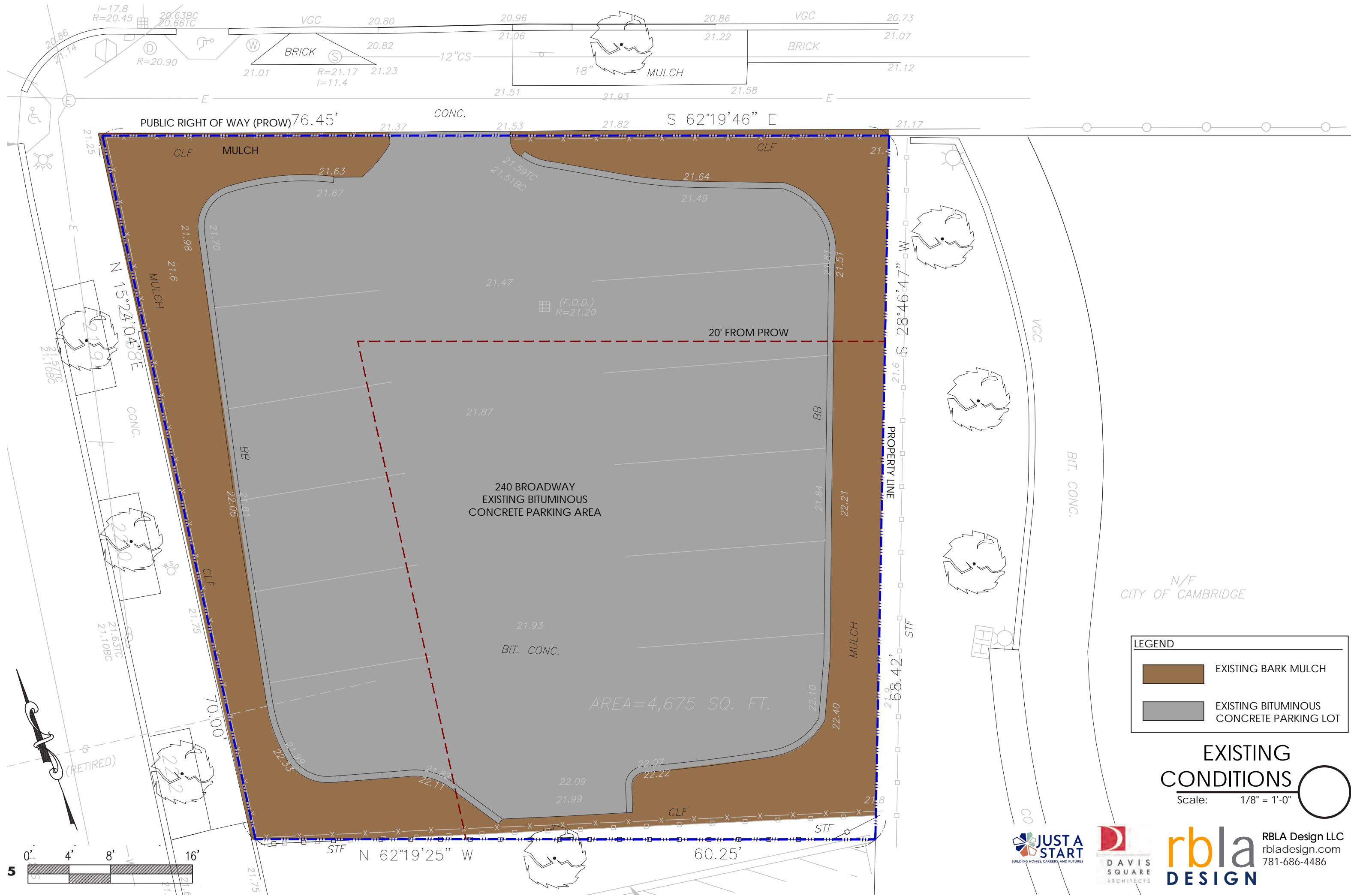
Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.

		Outside 20' of Street	Value Factor		Within 20' of Street	Value Factor	Contributing Area
<b>Trees</b>  Enter the number of trees in each category. Count each tree only once on this form.	<b>Preserved Existing Trees</b>						
	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	-
	<b>New or Transplanted Trees</b>						
	A6 Understory tree	0	0.60	+	0	1.20	-
	A7 Canopy tree	0	0.70	+	0	1.40	-
<b>Planting Areas</b>  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	-
<b>Green Roofs &amp; Facades</b>  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	-
<b>Paving &amp; Structures</b>	D1 Low Slope Roof	0	N/A				
	D2 High-SRI Paving	0	0.1				-
	D3 Shaded Area	43	0.2	+	146	0.40	67
<b>Project Summary</b>	Portion of lot area utilizing green strategies ..... 20%				Total Contributing Area		1,011
	Portion of score from green strategies ..... 93%				Total Area Goal		932
	Portion of score from trees ..... 0%				COOL FACTOR SCORE		1.08
	Portion of score contributing to public realm cooling ..... 95%						

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.



**LEGEND**

	EXISTING BARK MULCH
	EXISTING BITUMINOUS CONCRETE PARKING LOT

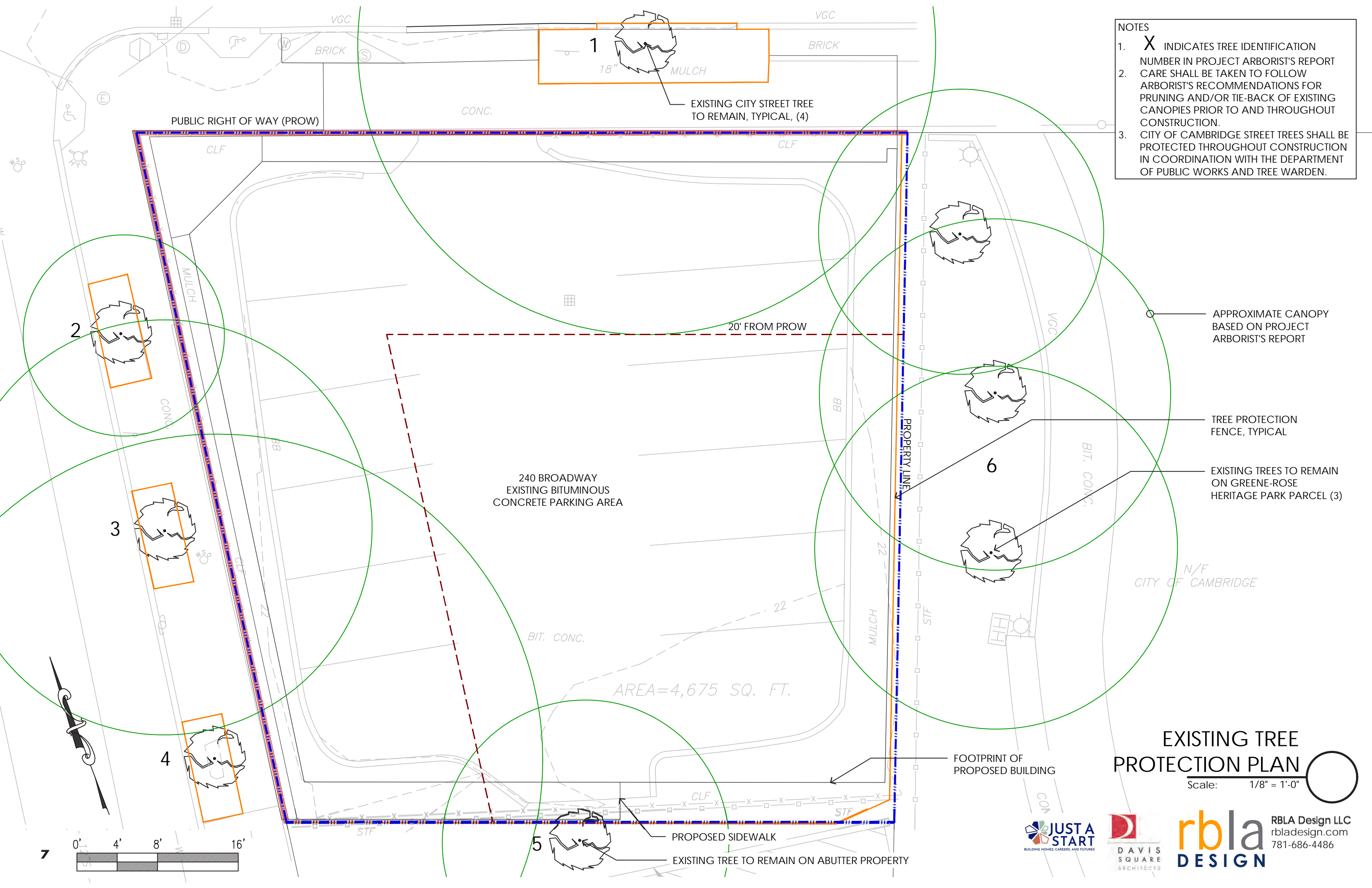
**EXISTING CONDITIONS**

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



RBLA Design LLC  
rbladesign.com  
781-686-4486





- NOTES
1. **X** INDICATES TREE IDENTIFICATION NUMBER IN PROJECT ARBORIST'S REPORT
  2. CARE SHALL BE TAKEN TO FOLLOW ARBORIST'S RECOMMENDATIONS FOR PRUNING AND/OR TIE-BACK OF EXISTING CANOPIES PRIOR TO AND THROUGHOUT CONSTRUCTION.
  3. 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)

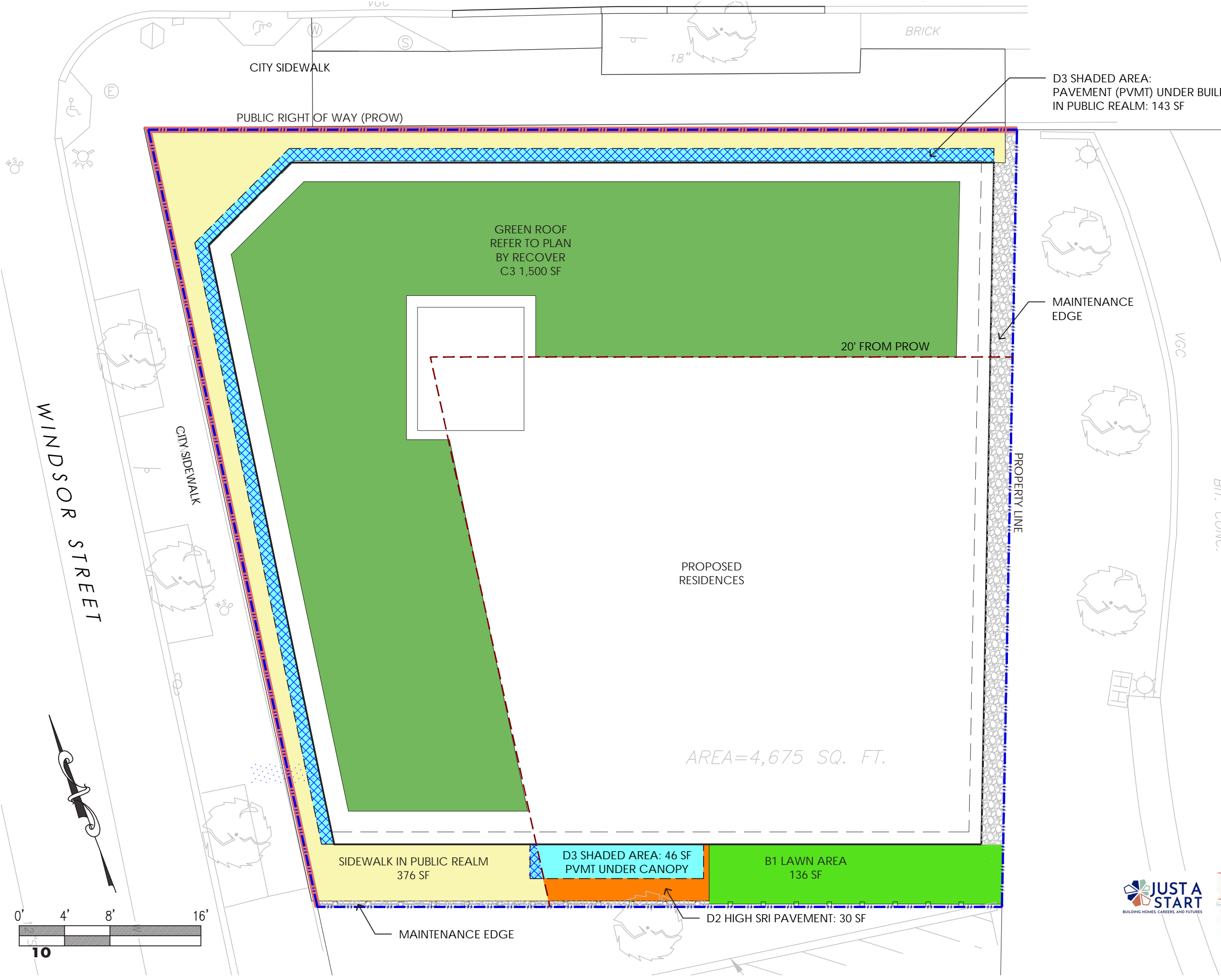
N/F CITY OF CAMBRIDGE

# EXISTING TREE PROTECTION PLAN

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



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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

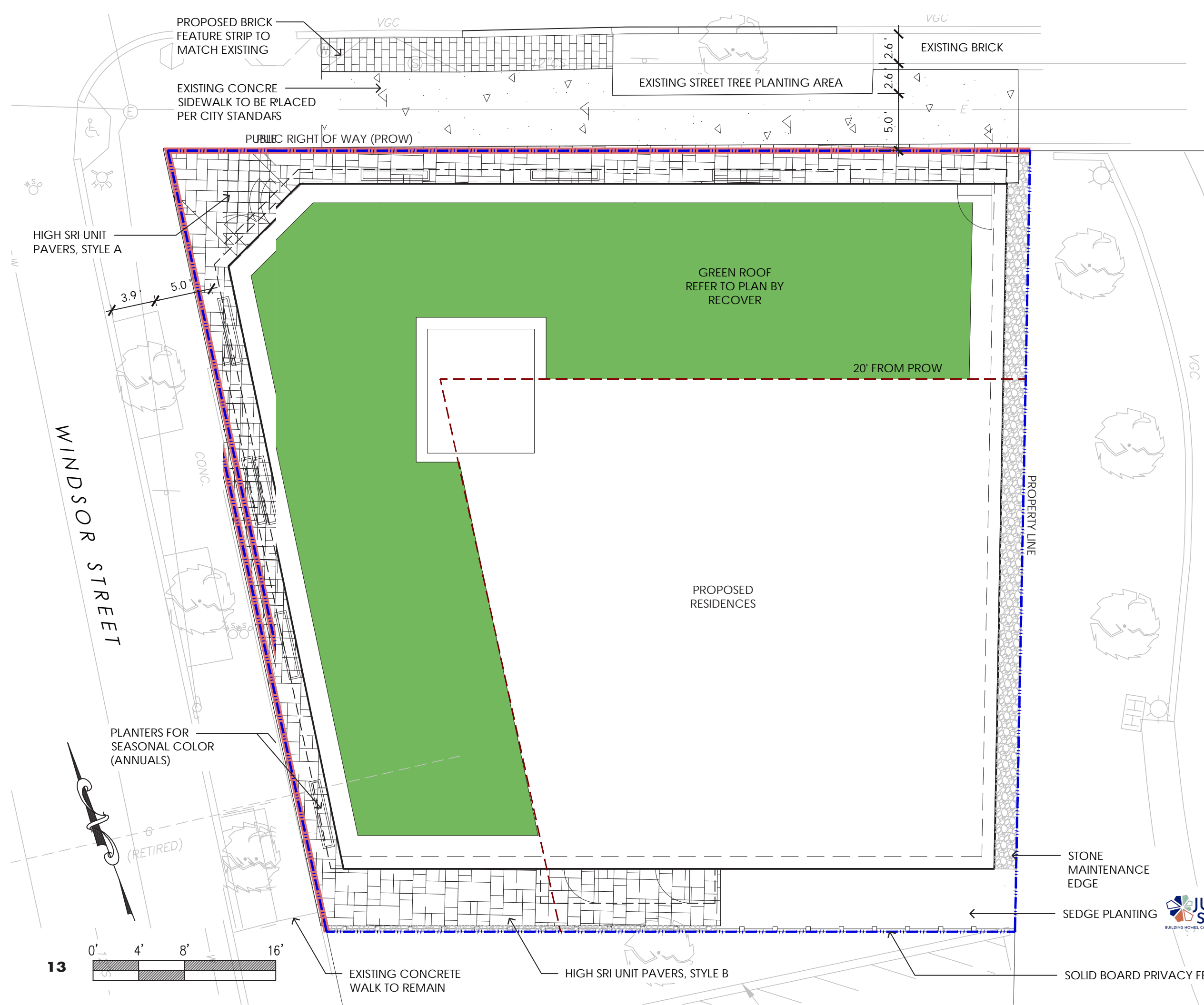
LEGEND		
	D3 SHADED AREA: PUBLIC BENEFIT	146 SF
	D3 SHADED AREA: RESIDENT ENTRY	43 SF
	D2 HIGH SRI PAVEMENT: RESIDENT ENTRY	24 SF
	B1 LAWN AREA: PRIVATE, PERMEABLE	136 SF
	SIDEWALK: PUBLIC BENEFIT	376 SF
	<b>725 SF</b>	
	<b>USEABLE OPEN SPACE</b>	
	MAINTENANCE EDGE: PERMEABLE GRAVEL	138 SF
	GREEN ROOF: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

# OPEN SPACE AND PERMEABILITY PLAN

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



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SUGGESTED PAVER TYPES

HATCH	REPRESENTATIVE IMAGE
	 STYLE A: TRAVERTINA RAW
	 STYLE B: INCA

SRI VALUES OF SUGGESTED PAVERS

Solar reflectance and SRI values for Techo-Bloc landscaping products, as tested by independent testing laboratory:

COLOR	SWATCH	SOLAR REFLECTANCE	SOLAR REFLECTANCE INDEX (SRI)
Ivory		0.46	53
Victoria		0.36	40

240 BROADWAY, CAMBRIDGE

CITY OF CAMBRIDGE

SITE MATERIALS PLAN

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



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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

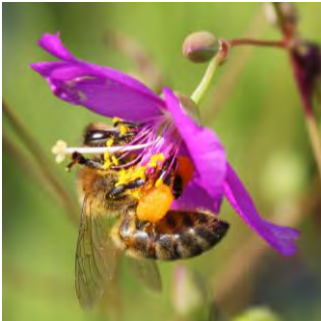


Owner and renowned green roof consultant Ed Snodgrass created this specific mix of plants to meet the LEED requirements for native plants on a green roof. Our North American Native blends are available for each of our regional mixes (Northeast, Mid-Atlantic, Southeast, Mid-Western, etc.). The species 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

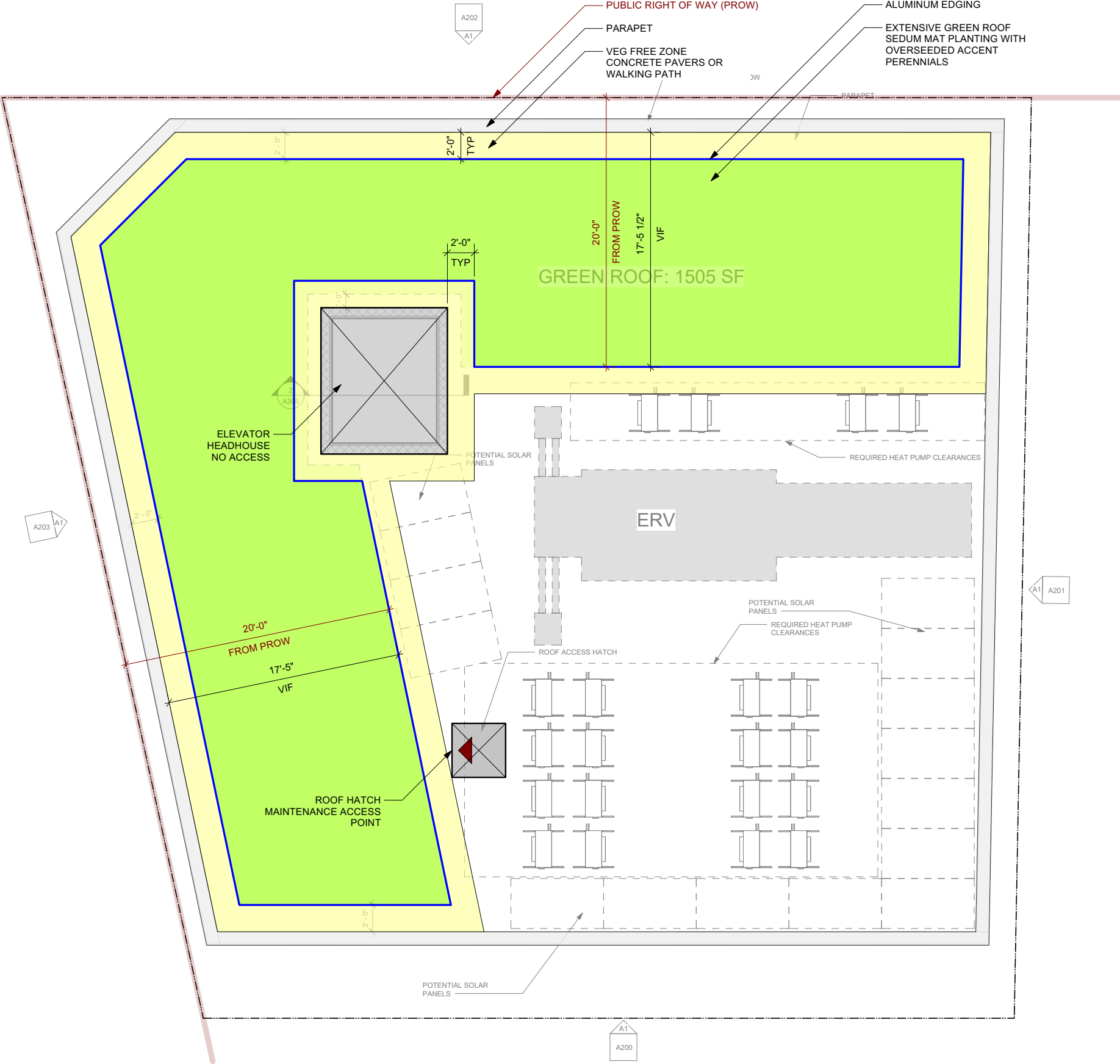
6 plugs per sq. ft. – 3 Month coverage  
4-5 plugs per sq. ft. – 6-12 Month coverage  
2-3 plugs per sq. ft. – 12-18 Month coverage



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

410.452.5880  
www.greenroofplants.com

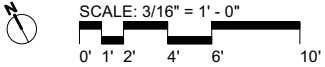




LEGEND			
COOLSCORE CODE:	SYMBOL:	DESCRIPTION:	QUANTITY:
C3	<div></div>	GREEN ROOF 4" DEPTH	1470 SF
D2	<div></div>	HIGH SRI PAVERS OR WALKING PAD	550 SF
	<div></div>	4" ALUMINUM EDGING	256 LF

- 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

1 GREEN ROOF LAYOUT  
Scale: 3/16" = 1'-0"





# Green Roof Maintenance Protocol

## Maintenance Schedule

### ESTABLISHMENT PERIOD (Year 1)

*During this period, maintenance checks are recommended 4 or more times a year. Focusing on the couple months post planting, and end of the season to ensure weeds do not take hold.*

After planting, during the first year plants should be thoroughly watered for the proper establishment of the root system in the growing media. During the active growing season for the first calendar year, the plants should be watered twice a week for the duration of one complete annual growing season. Be especially wary for periods of drought and wetness.

### ONGOING MAINTENANCE (Year 2+)

*During this period, regular maintenance checks are recommended 4 times a year.*

Recommended irrigation schedule:

Remember- Sedum plants need to dry out in between watering, overwatering will be detrimental.

- Spring: Start up the irrigation system and set to 2x week 8-10 minutes
- Summer: Increase irrigation to 2x week 12-15 minutes
- Fall: Decrease back to 2x week 8-10 minutes. Winterize the system prior to seasonal freeze.

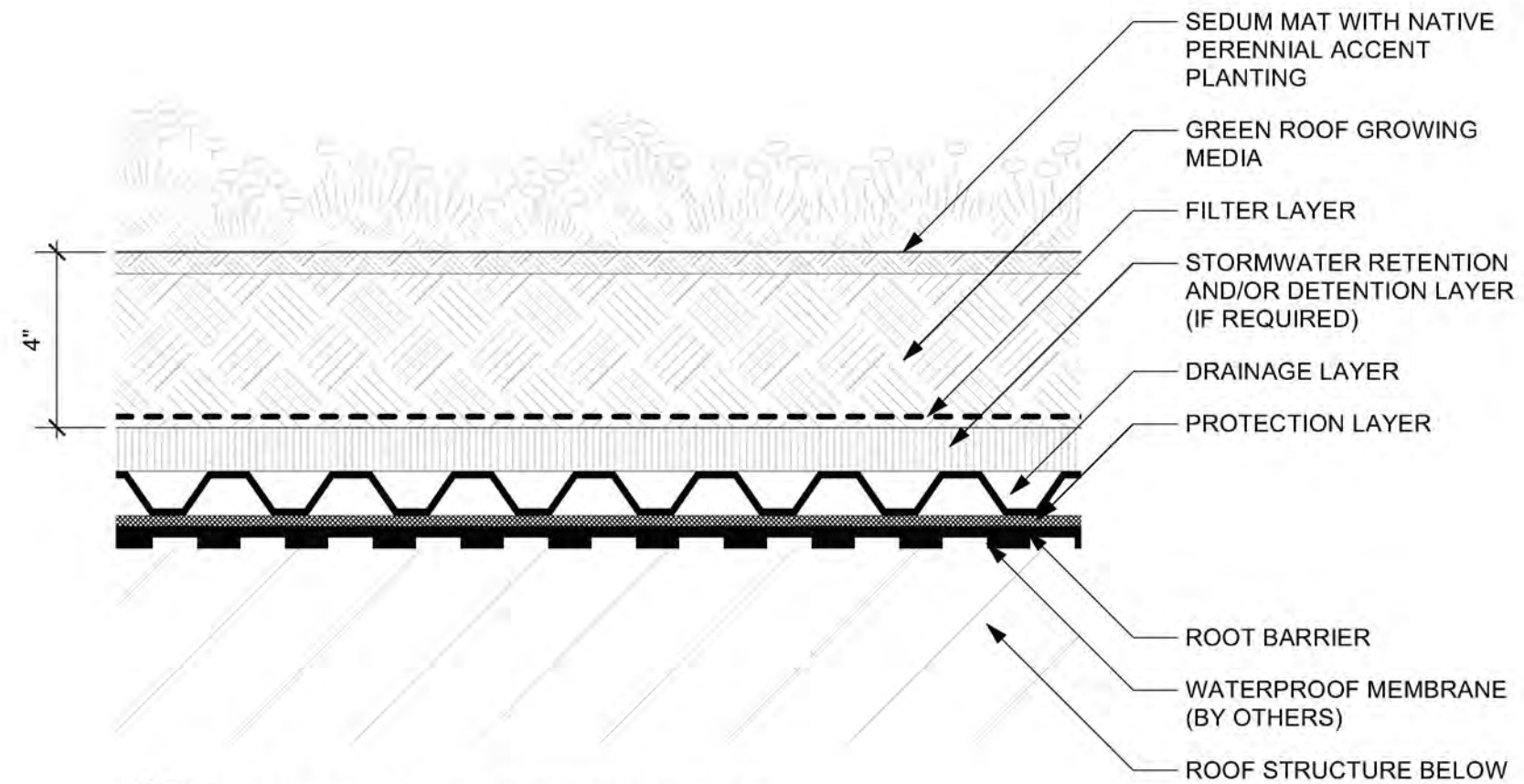
## Regular Maintenance Checks

### WEEDING

Weed before the plants go to seed (for most weeds this means mid-spring to summer, depending on weather conditions). You can walk on the vegetation, but gently and not often. Pull out the weeds from the base. Pull out the entire root and put them in a plastic bag to prevent the seeds from spreading.

Remember that watering your green roof will increase weed pressure. If you water your roof frequently,





1 **EXTENSIVE GREEN ROOF**  
Scale: 3" = 1'-0"

**GREEN ROOF  
TYPICAL ASSEMBLY**

240 BROADWAY  
CAMBRIDGE, MA

SCHEMATIC DESIGN  
NOVEMBER 26, 2025