



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

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*
2070 1%	23.3	21.4	23.3
2070 10%	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 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.

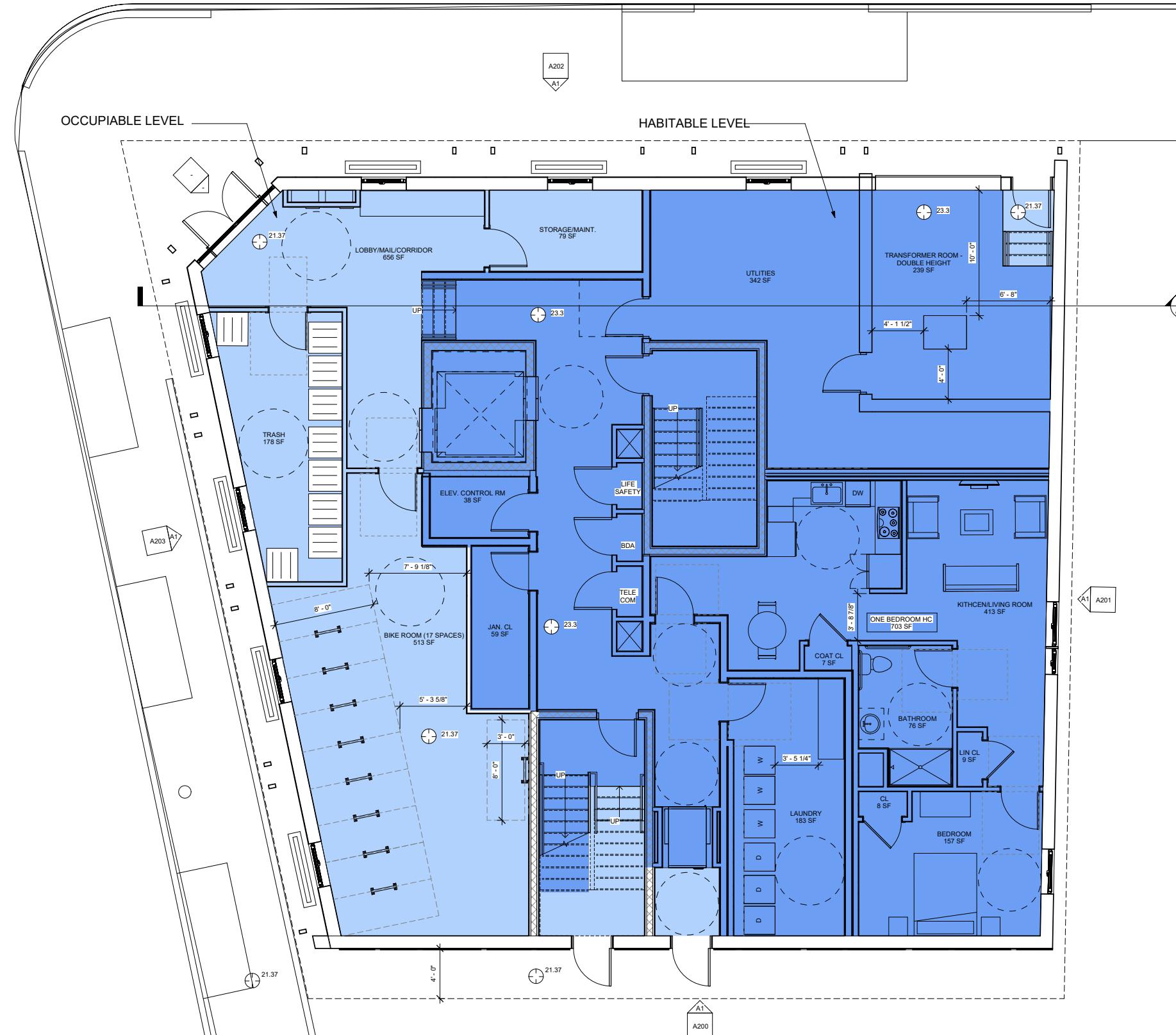
Describe compliance with Section 22.84.2, how spaces below the 10% LTFE will recover from flood event.

All Habitabe 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:

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

Confirmation #: 1191515 Date: January 8, 2026



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



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:	yolandagilibert@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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February 10, 2026

Signature of Applicant

Date

Last Updated: March 2024

Green Factor Checklist

Project Phase	Required Submissions
<input type="checkbox"/> Special Permit/Design Review (if applicable)	<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"/> Building Permit	<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"/> Certificate of Occupancy	<p><i>All materials updated based on as-built conditions:</i></p> <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)

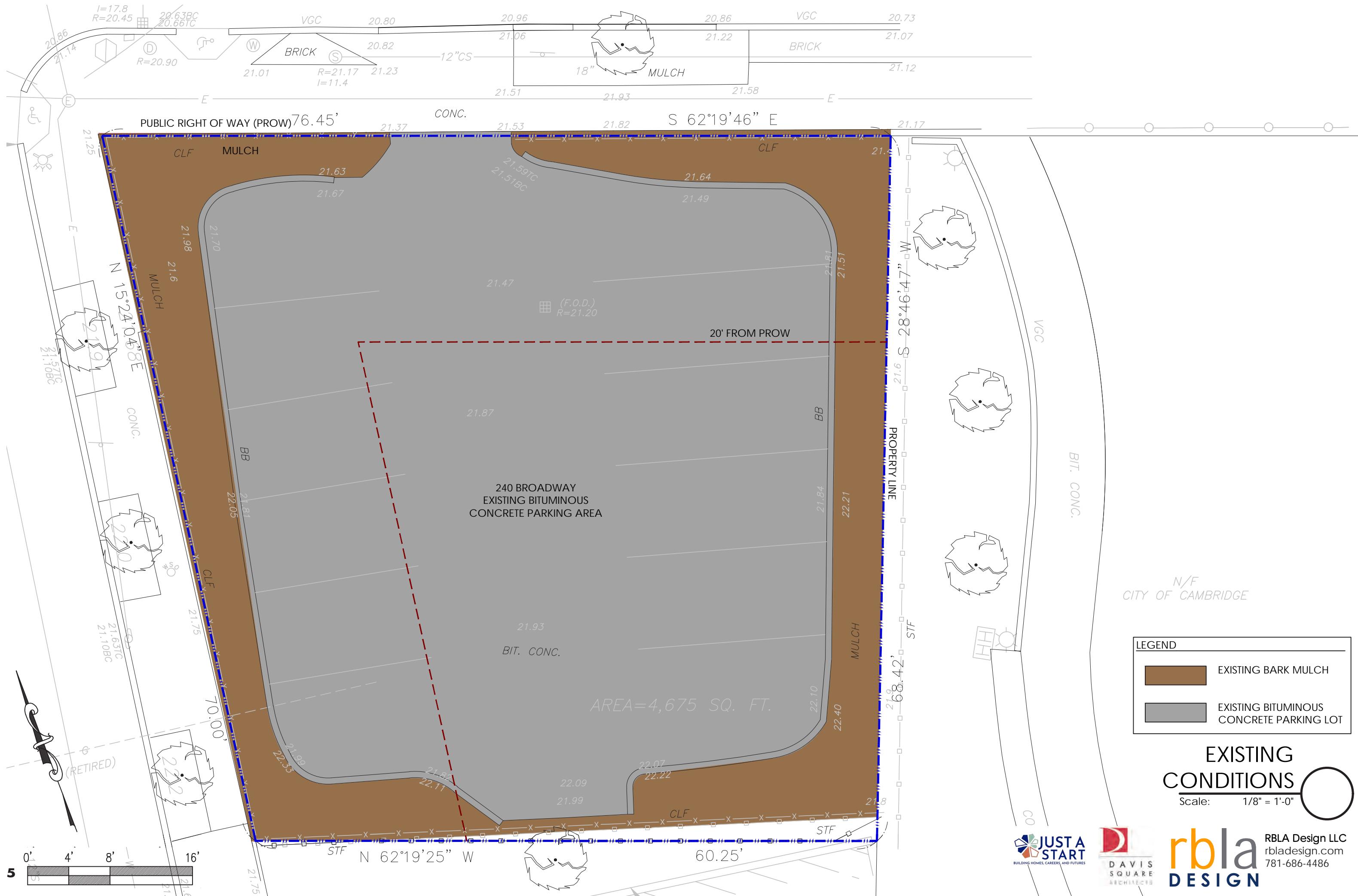
City of Cambridge		Cool Score Sheet		2/9/2026		
Project Address 240 BROADWAY		Special Permit Number PB-XXX	Total Lot Area (SF) 4,660			
Applicant Name JUST A START		Phone Number (617) 494-0444	Open Space Requirement (%) 20%			
Applicant Contact / Address Yolanda Gilibert; 430 Rindge Ave, Cambridge, MA 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
Planting Areas Enter area in square feet of each component in the box provided	New or Transplanted Trees					
	A6 Understory tree A7 Canopy tree	0 0	0.60 0.70	+	0 0	1.20 1.40
Green Roofs & Facades For definitions, see reference document.	B1 Lawn Area					
	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
Paving & Structures	C1 Green Façade					
	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
Project Summary	D1 Low Slope Roof					
	D1 Low Slope Roof D2 High-SRI Paving D3 Shaded Area	0 0 43	N/A 0.1 0.2	+	146	0.40
		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%				

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.



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

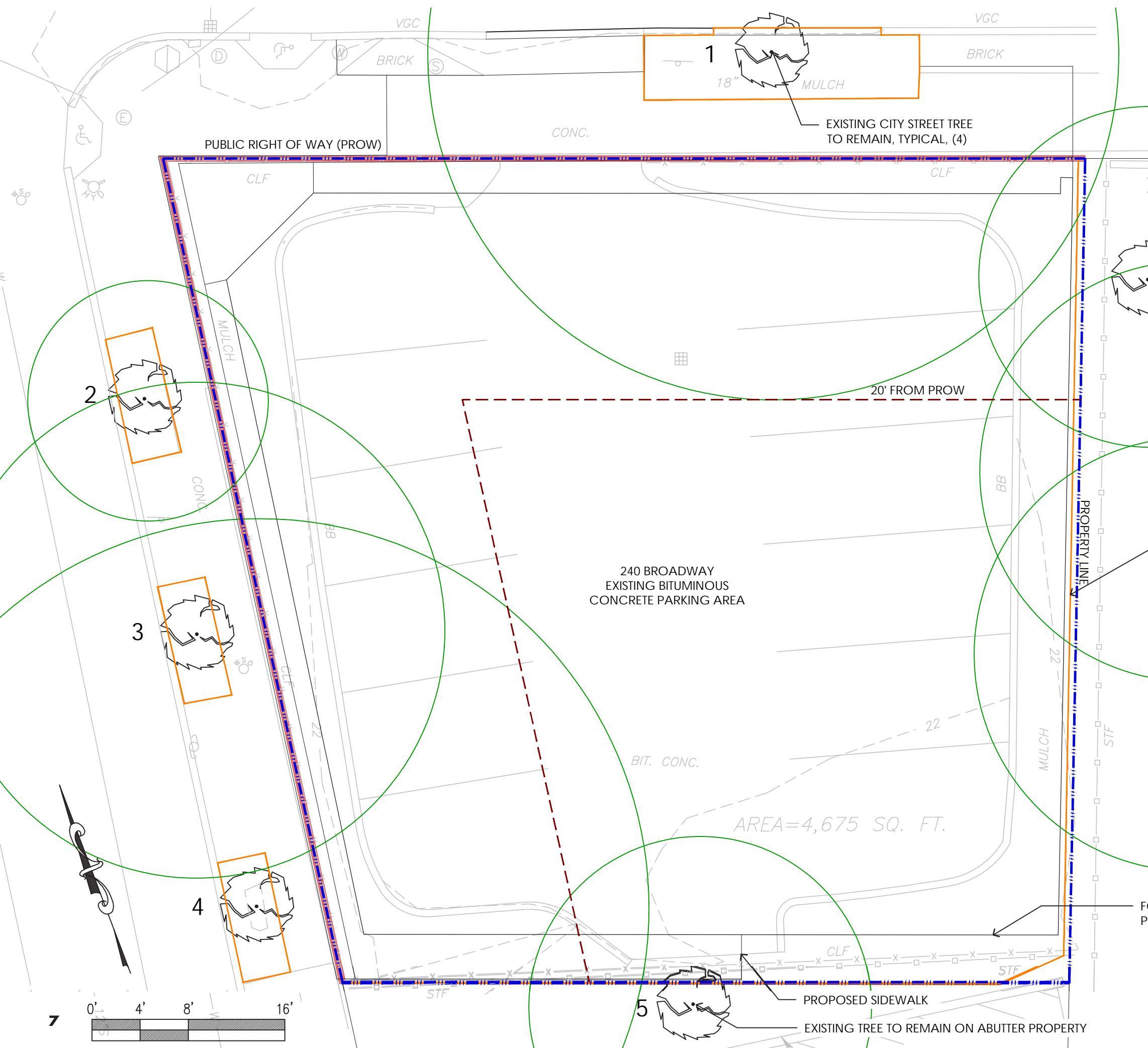
EXISTING TREE PROTECTION PLAN

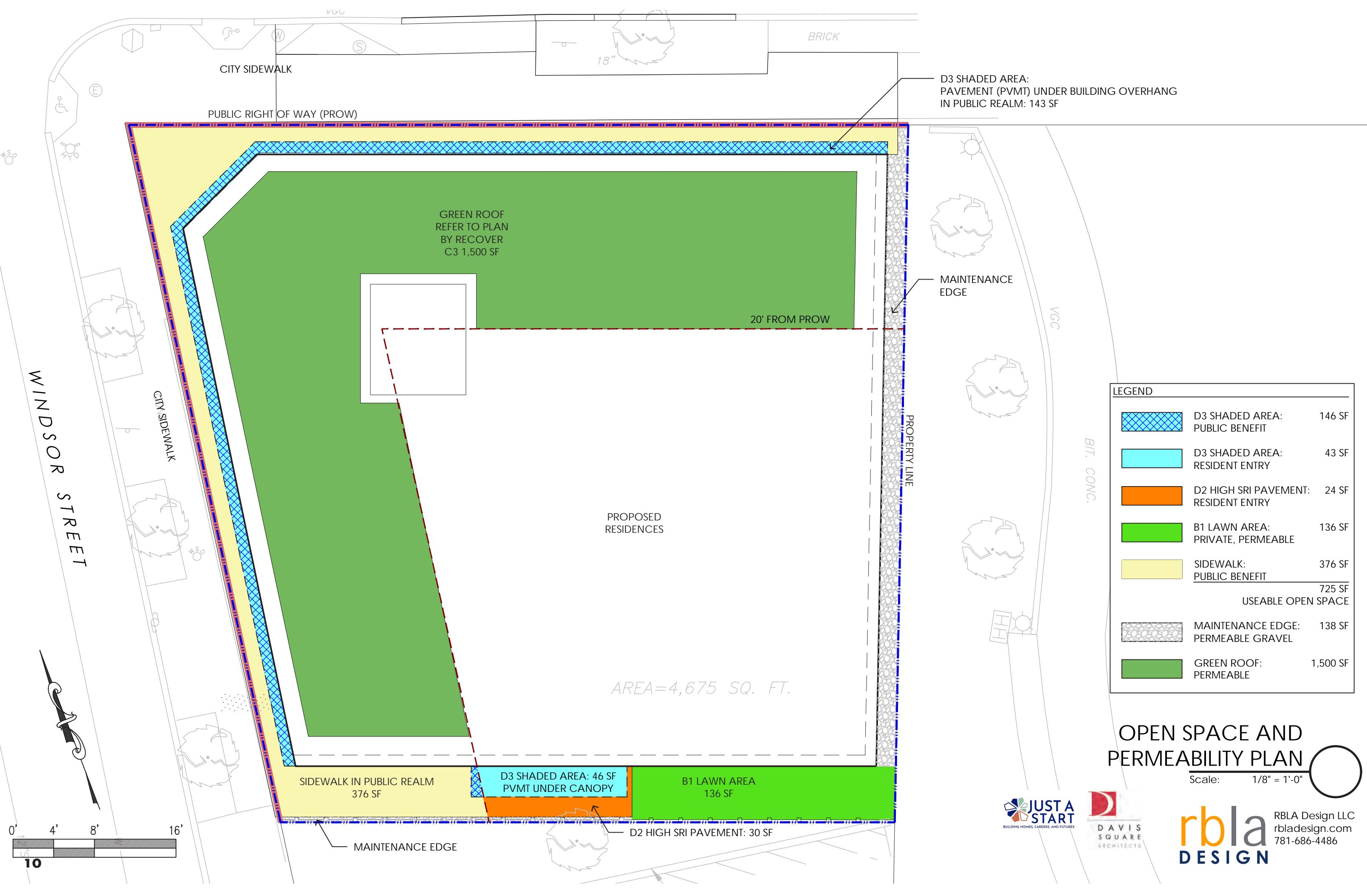
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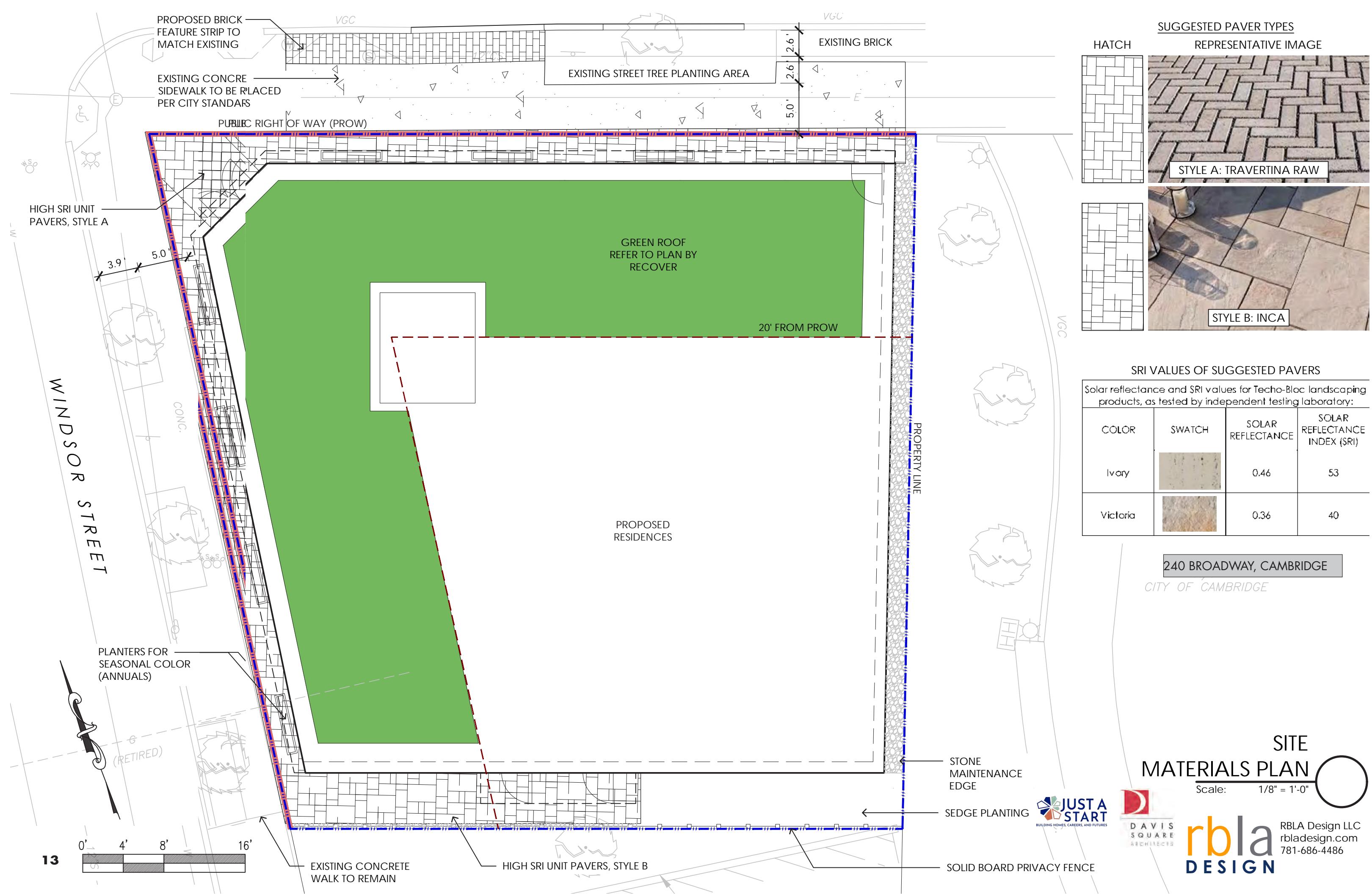
AVIS
SQUARE
HISTORIQUE

rbla
DESIGN

RBLA Design LLC
rbladesign.com
781-686-4486



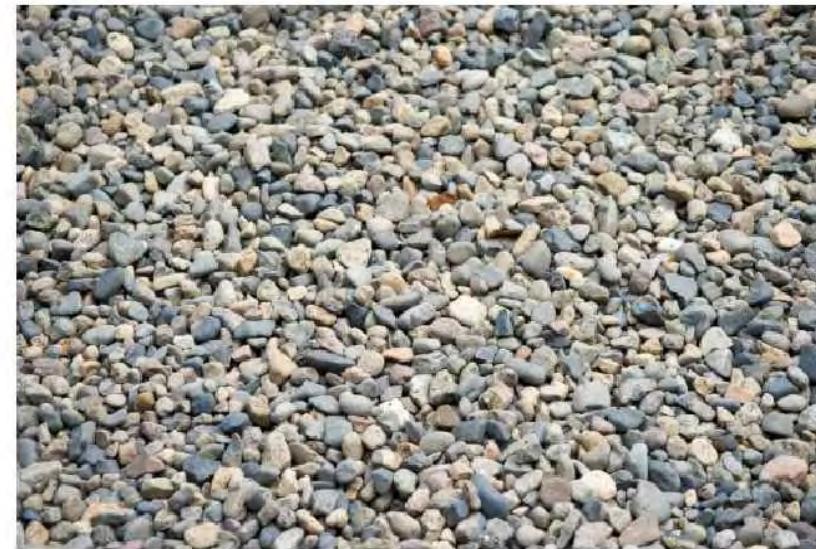




MATERIALS PALETTE - 240 BROADWAY, CAMBRIDGE



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

rbla
DESIGN

**JUST A
START**
BUILDING HOMES, CAREERS, AND FUTURES

**DAVIS
SQUARE**
ARCHITECTS

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

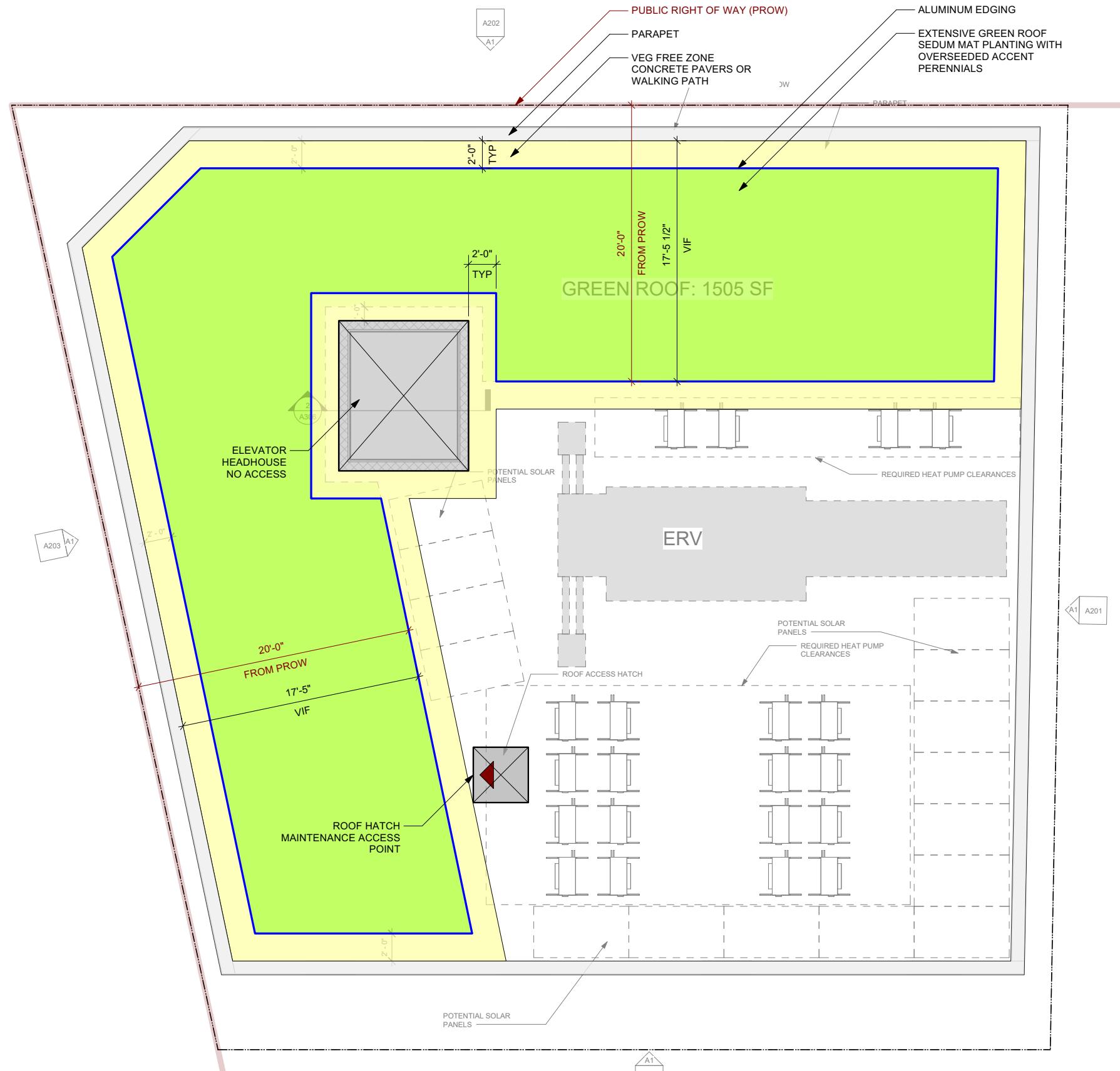
410.452.5880
www.greenroofplants.com

RECOVER
GREEN ROOFS / DESIGN BUILD
9 OLIVE SQUARE
SOMERVILLE MA 02143
D. 617. 764. 1310
info@recovergreenroofs.com
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SQUARE**
ARCHITECTS

COOL SCORE ROOF PLAN - 240 BROADWAY, CAMBRIDGE



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



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.

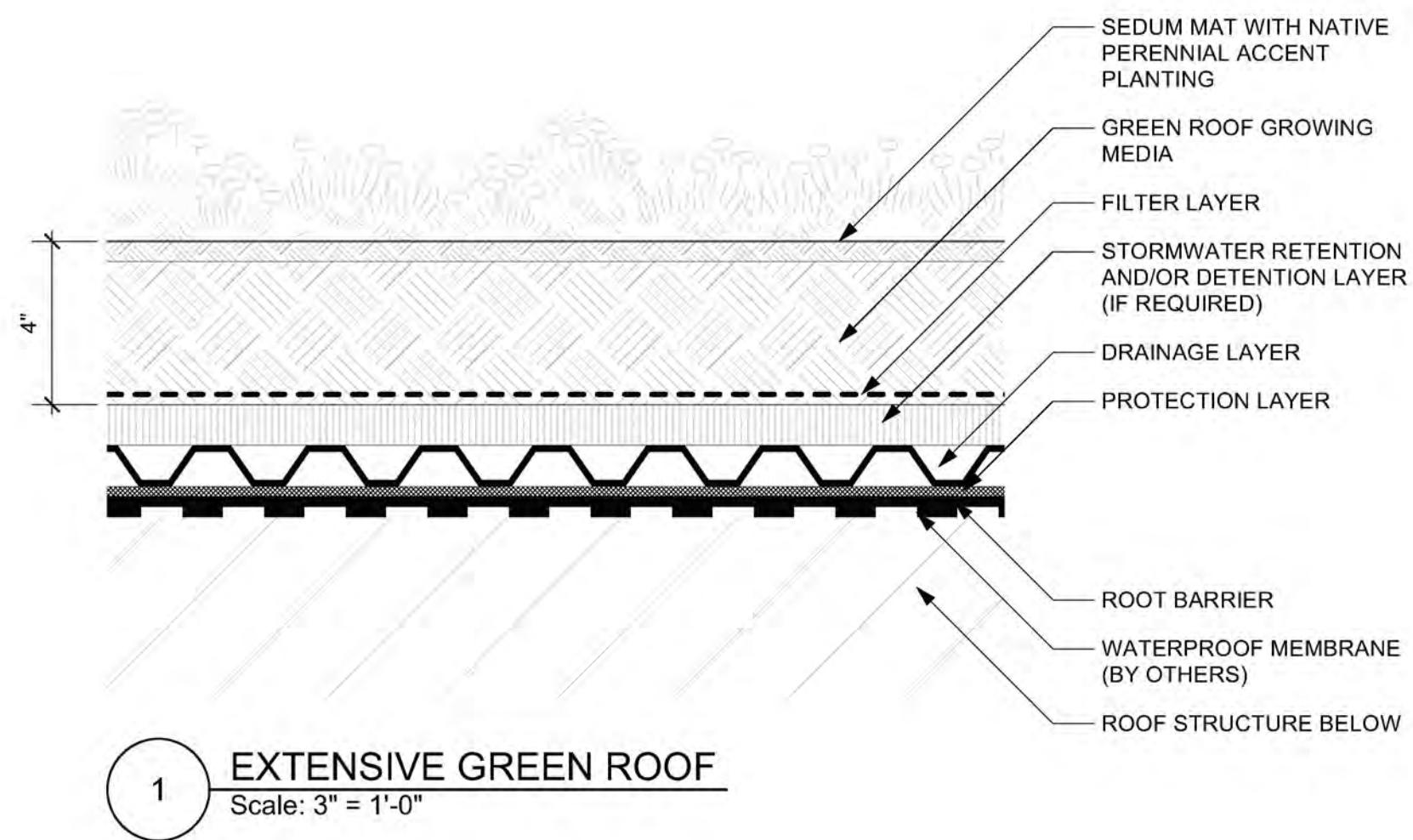
- Spring: Start up the irrigation system and set to 2x week 8-10 minutes
- Summer: Increase irrigation to 2x week 12-15 minutes
- Fall: Decrease back to 2x week 8-10 minutes. Winterize the system prior to seasonal freeze.

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,



GREEN ROOF
TYPICAL ASSEMBLY

240 BROADWAY
CAMBRIDGE, MA

SCHEMATIC DESIGN
NOVEMBER 26, 2025