



## **240 Broadway**

Presentation to the Cambridge  
Planning Board

March 10, 2026



## VISION

An equitable community where everyone can secure a solid economic foundation.

## MISSION

To promote equity by creating access to stable housing and building pathways to economic opportunity.

### To achieve this, Just A Start:

- **Builds** and **operates** affordable housing
- **Expands** and preserves affordable homeownership opportunities
- **Renovates** privately owned low- to middle-income housing
- **Stabilizes** at-risk tenancies
- **Educates** and trains low-income community members



DAVIS  
SQUARE  
ARCHITECTS

DAVIS SQUARE ARCHITECTS, INC.

MULTI-FAMILY HOUSING



OVER 30 YEARS OF  
MULTI-FAMILY HOUSING  
AND COMMUNITIES



At Davis Square Architects, we are committed to creating sustainable, high-quality multi-family housing communities. Our design process is focused on creating a high-quality, sustainable, and high-quality multi-family housing community.

DAVIS SQUARE ARCHITECTS, INC.

SUSTAINABLE DESIGN



COMMITTED TO THE  
GREENING OF OUR  
COMMUNITIES



We are committed to creating sustainable, high-quality multi-family housing communities. Our design process is focused on creating a high-quality, sustainable, and high-quality multi-family housing community.

# Site Context

- 4,675 sf Just A Start-owned lot
- Corner of Windsor Street & Broadway Street
- The Port Neighborhood
- Adjacent to the Greene-Rose Heritage Park



# Project Overview

March 2026

## 16 Affordable Rental units

- 24,278 GSF, 6-story building
- 12 apartments restricted at or below 60% AMI
- 4 apartments at or below 30% AMI

Unit Type	Unit Count
One Bedroom	1
2 Bedroom	11
3 Bedroom	4
<b>TOTAL UNITS</b>	<b>16</b>

Designed to meet Passive House Standards

# Community Outreach and Feedback

# Community Meeting Feedback

Meeting #1: January 14, 2025

Meeting #2: July 24, 2025

Meeting #3: September 18, 2025

Meeting #4: November 6, 2025

## DISCUSSION POINTS/MAJOR ISSUES

- **Project Design & Units** – Unit count, request family unit sizes
- **Neighborhood Context** – Building height, massing, colors, and materials
- **Parking & Traffic** – On-site parking and pedestrian safety
- **Open Space & Trees** – Tree protection, green space
- **Affordability** – Maximize deeply affordable housing
- **Transformer** – Location and impacts on abutters
- **Accessibility**– ADA compliance
- **Construction Impacts** – effect of project on abutting historic properties

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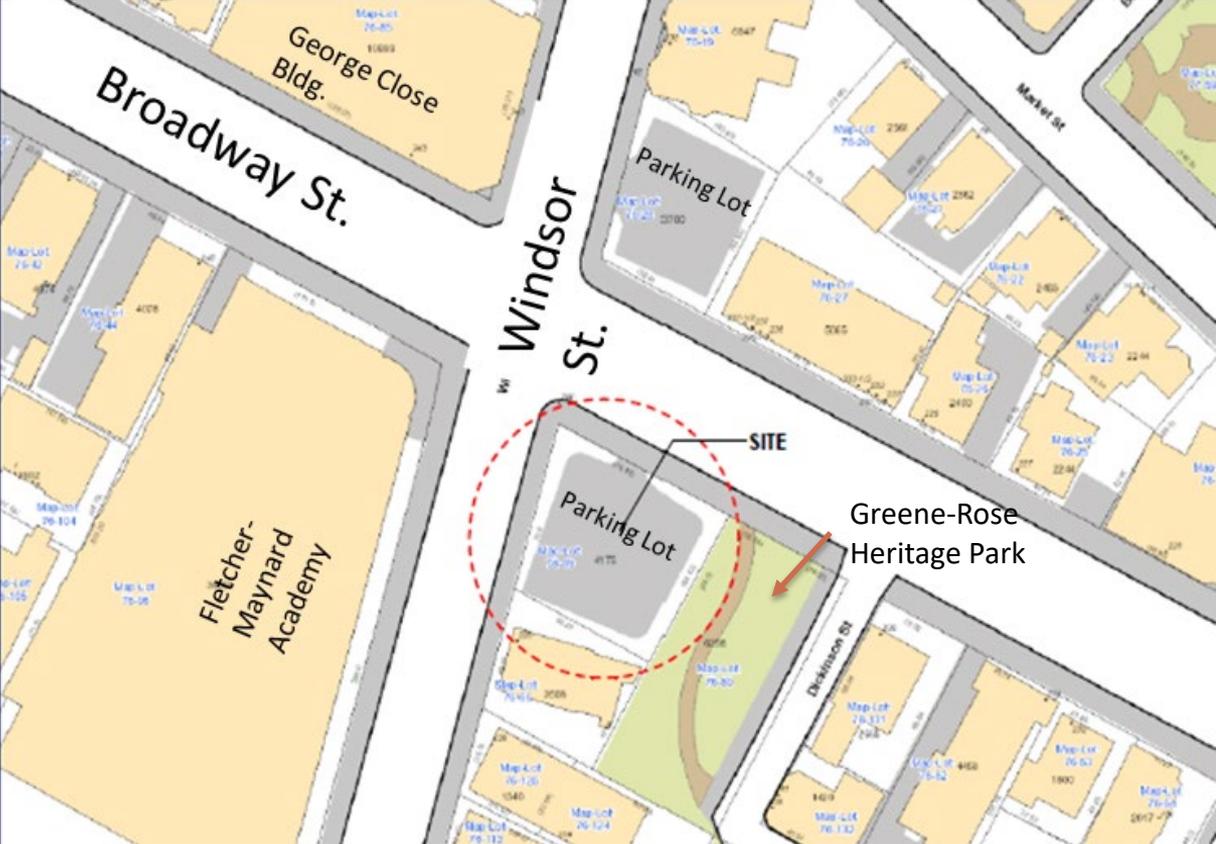
## PROJECT REVISIONS BASED ON COMMUNITY FEEDBACK

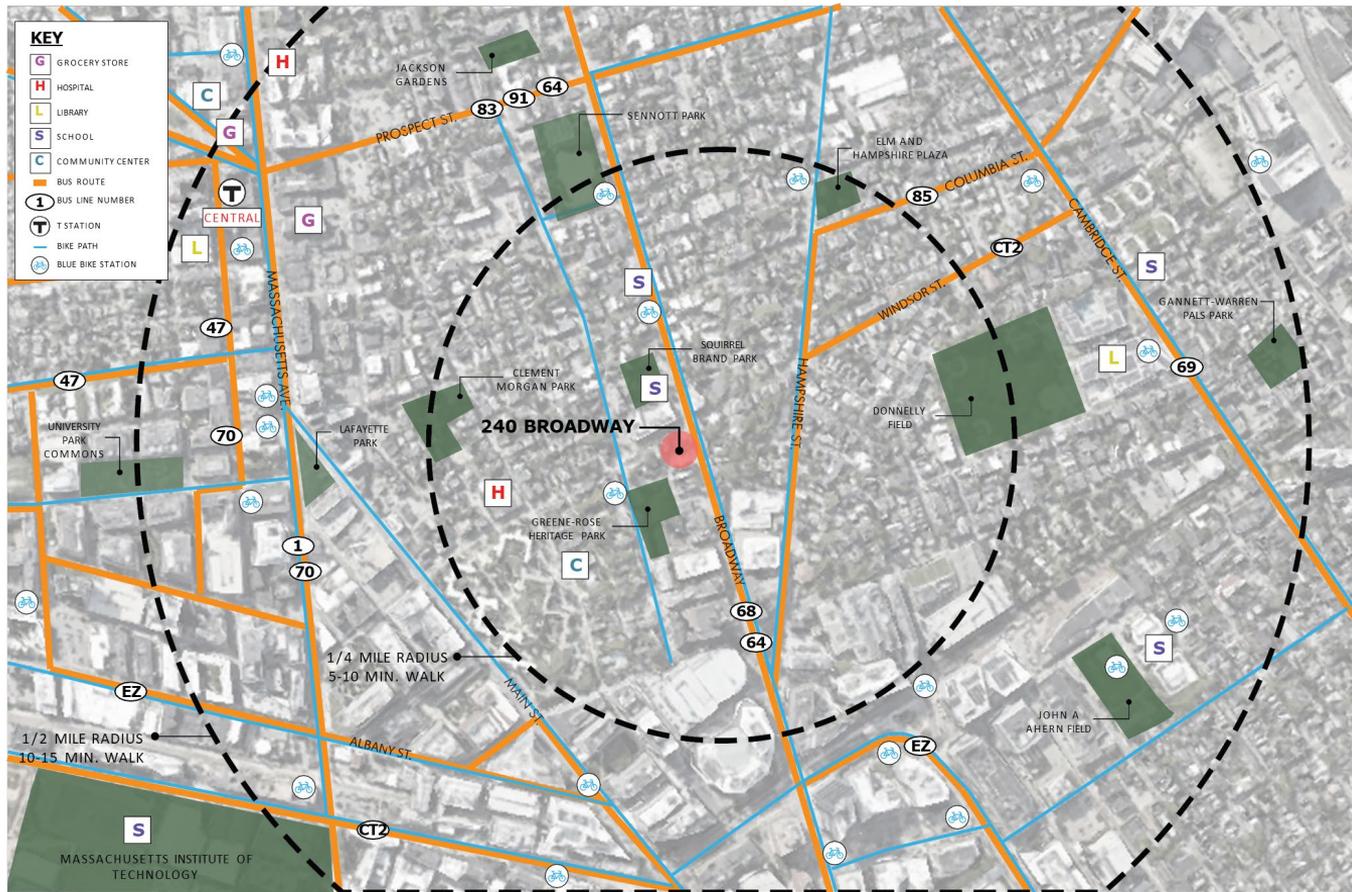
- **Apartments** – Reduced unit count, added more family-sized units
- **Neighborhood Context** – Updated building colors & materials, revised pergola design
- **Visibility and safety** – 1<sup>st</sup> floor recessed to increase sidewalk depth and visibility
- **Streetscape and Trees** – Added planters along length of façade, working with tree warden on arborist on street tree protection
- **Utilities** – Relocated transformer and entrance to Broadway

# Project Design

# Site Location

Aerial View





Site Location – 240 Broadway St.

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

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

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



**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



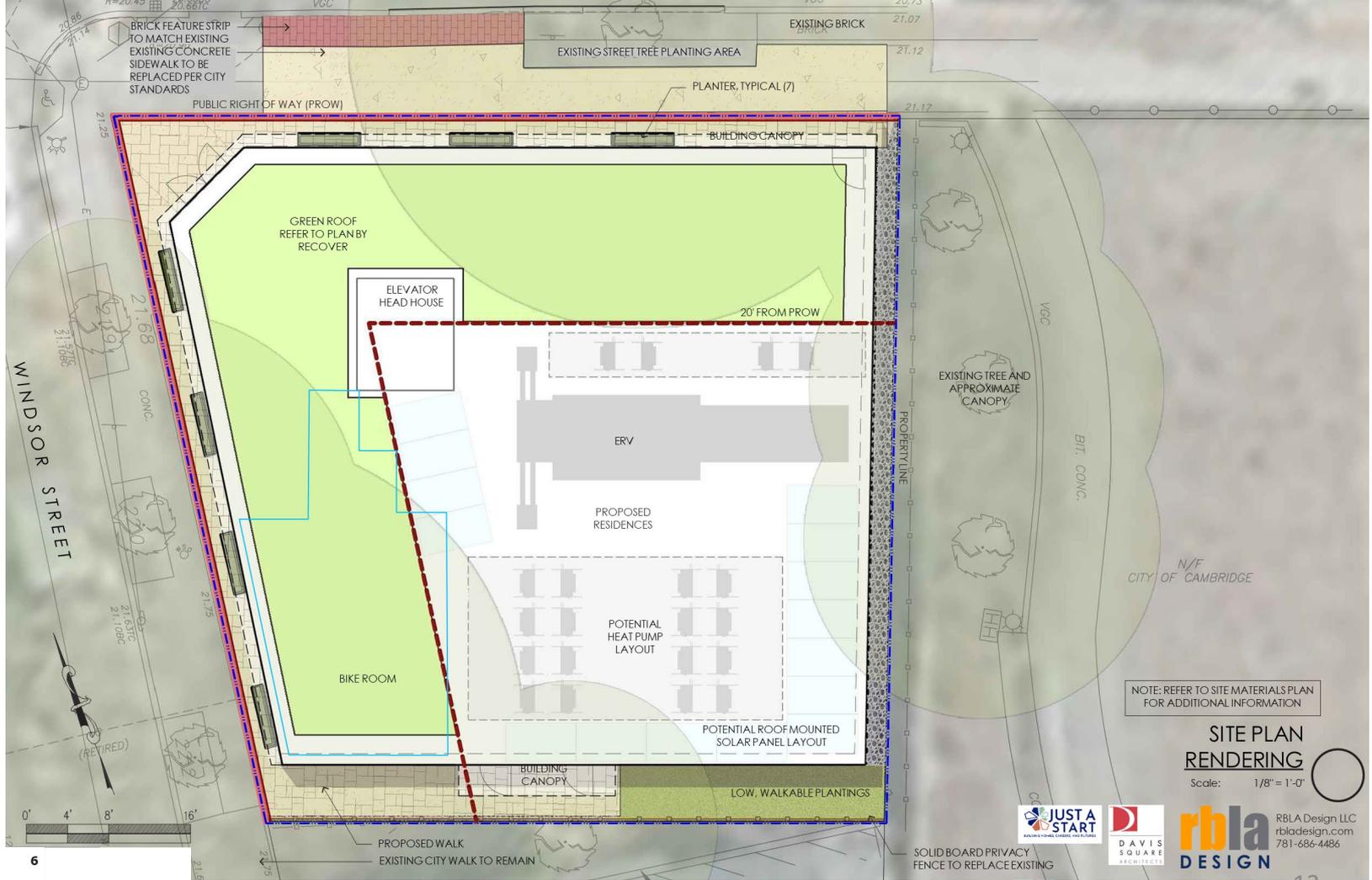
(IMAGE CREDITS: OLINGER ARCHITECTS)

**305 WEBSTER AVE.**

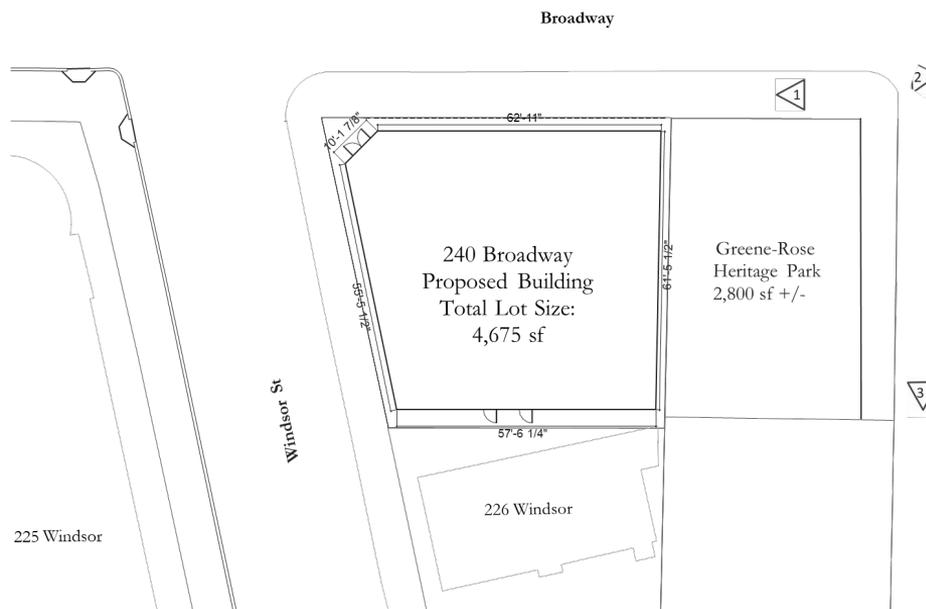
- LAYERING OF HORIZONTAL AND VERTICAL PANELS
- ENTRY OVERHANGS
- BRICK FIRST FLOOR



# Proposed Site Plan



# Proposed Site Plan



11.207.5 Open Space.

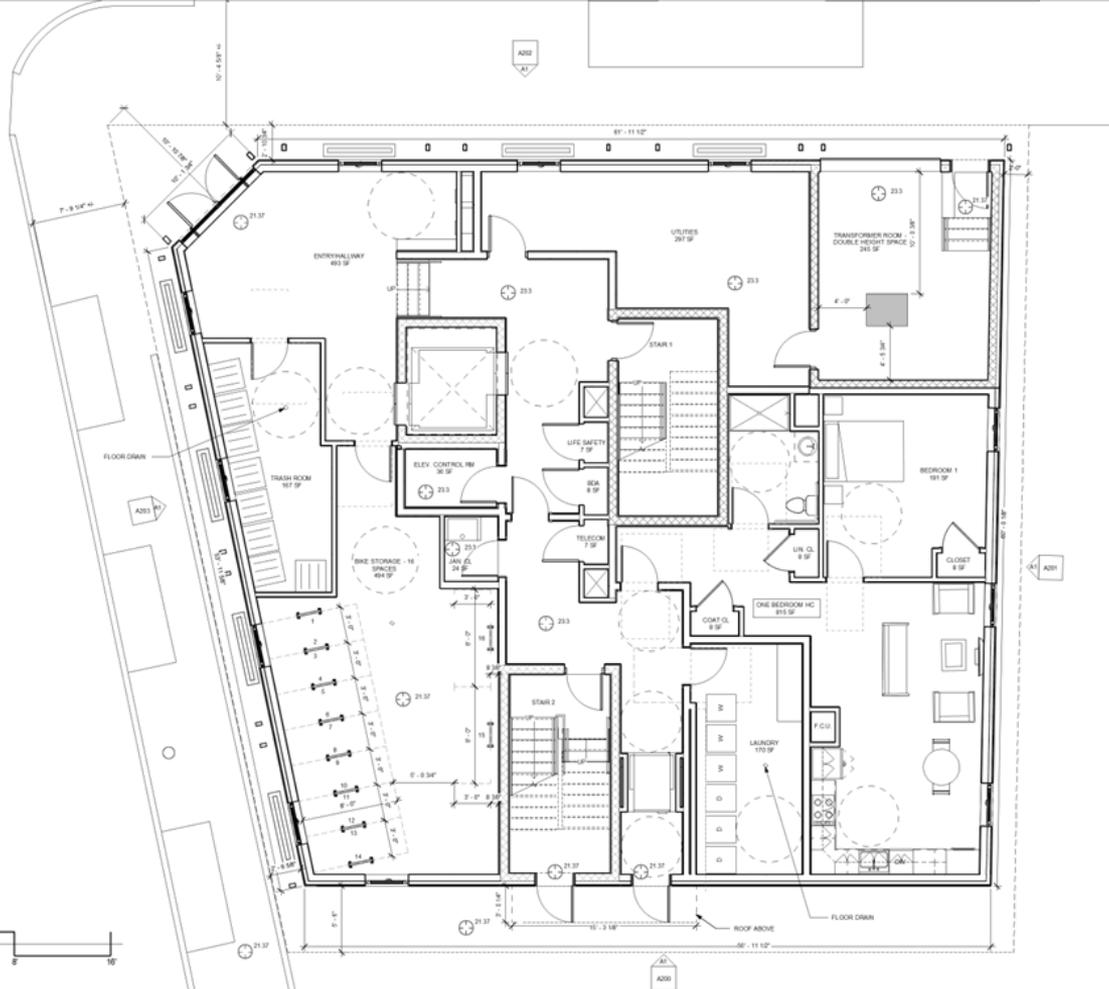
.24 The Open Space requirements set forth in the District Dimensional Standards shall apply except as set forth below:

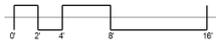
(d) Notwithstanding the foregoing, lots consisting of five thousand (5,000) square feet or less in total lot area that directly abut a Public Open Space consisting of at least one thousand five hundred (1,500) square feet of area shall not have a minimum open space requirement under this Article.

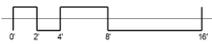
Due to open space requirements exception, 11.207.5 (d), we do not have a minimum open space requirement. Our site, 240 Broadway, abuts the Greene-Rose Heritage Park. This is a city owned park which will provide green space for resident use. This access point also leads to the larger part of the Green-Rose 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=Z00R\\_ART11.000SPRE](https://library.municode.com/ma/Cambridge/codes/zoning_ordinance?nodeId=Z00R_ART11.000SPRE)

PROPOSED FIRST FLOOR PLAN - 240 BROADWAY, CAMBRIDGE













DIGITAL MODEL CAN BE ACCESSED THROUGH THE FOLLOWING LINK:

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

# Climate & Flood Resilience Planning



Sea Level Rise / Storm Surge Flooding -  
2070 - 1%

SLR/SS - 2070 - 1% - Flood Extent



## Flood Resilience Standards

### Strategies:

- New 1<sup>st</sup> floor space & critical infrastructure built above Long-Term Flood Elevations
- Include stormwater infrastructure

## Green Factor Cool Score

### Strategies:

- Protect street trees before, during, and after construction
- Include lawn and shaded area on first floor
- Green Roof Area
- High-SRI roofing and paving



### 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

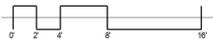
2070 - 1% - SLR/SS	23.3
2070 - 1% - Precip	21.4
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2050 - 1% - SLR/SS	N/A
2050 - 1% - Precip	21.4
2050 - 10% - SLR/SS	N/A
2050 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A

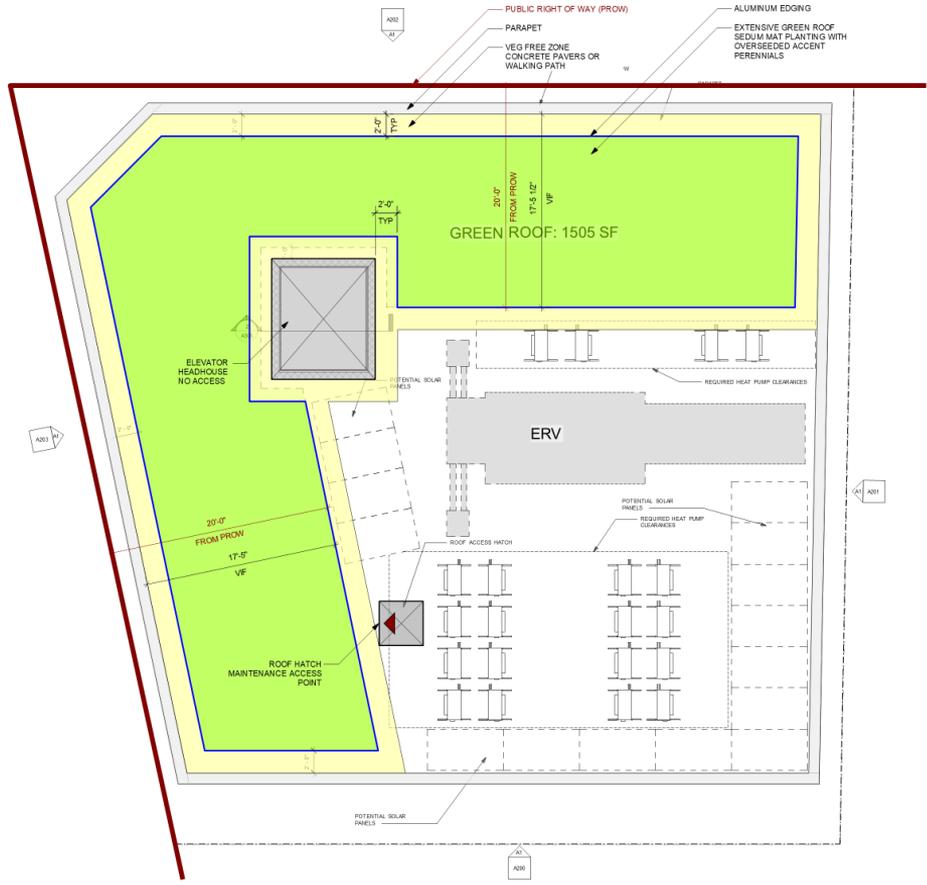
### Long-Term Flood Elevations

1% - LTFE: 23.3

10% - LTFE: N/A

PROPOSED FLOOD RESILIENCE SECTION - 240 BROADWAY, CAMBRIDGE





**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 PAVES WEIGHT (2" THICKNESS): 25 LBS/SF ALLOWANCE
  - OPTION 1 LAYOUT REFERENCES DRAWING A106 ROOF PLAN, ISSUED 12/2020

Green Factor Cool Score: 1.08

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



<b>Zoning Dimensional Analysis</b>		
240 Broadway, Cambridge		
Residence C-1		
Affordable Housing Overlay (AHO) Zoning		
<b>Requirement</b>	<b>Allowed</b> <b>Updated Feb 2025</b>	<b>Proposed</b>
Use Regulations	Multifamily Dwelling	Multifamily Dwelling
GFA	NA	24,278 sf
Lot size	4,675	4,675 sf
Setbacks (AHO):		
front yard, minimum (Broadway St)	NA under AHO	3'
front yard, minimum (Windsor St)	NA under AHO	1'
Front yard, Greene Heritage Park	NA under AHO	4'
Side yard, Adjacent Windsor	NA (no rear yard)	3'
Maximum Height	<del>45', 4 stories</del> <b>140' 12 Stories</b>	68'-11", 6 stories
Open Space	For lots 5,000 SF or less that are adjacent to a public open space, there is no minimum open space requirement.	12% 577 sf
Bicycle parking	1 per unit for first 20 units	17 spaces
Parking	None required	0 spaces
Site area per unit, mn	NA under AHO	NA under AHO
Green Factor Cool Score	1	1.08



# Next Steps

## Upcoming Milestones:

- **State Funding Application** – March 19, 2026
- Meeting with City Arborist/Consultant for Root Site Inspection

## Contact Us

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