



240 Broadway

AHO Community Meeting

**November 6, 2025**



240 Broadway

**Presentation  
Overview**

- **Introductions to Project Team**
- **Site, Context, & History**
- **Project Goals/Program**
- **Previous Meeting Recap ( Sept. 18, 2025)**
- **Conceptual Project Design**
- **Projected Timeline**



## 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



Our mission is to build and design to create stronger, vibrant, and sustainable communities. Design solutions are rooted in the needs and desires of the client, owner, community, and users. Our focus is on the creation of sustainable and resilient communities. We have a proven track record of creating high-quality, multi-family housing.

DAVIS SQUARE ARCHITECTS, INC.

## SUSTAINABLE DESIGN



COMMITTED TO THE  
GREENING OF OUR  
COMMUNITIES

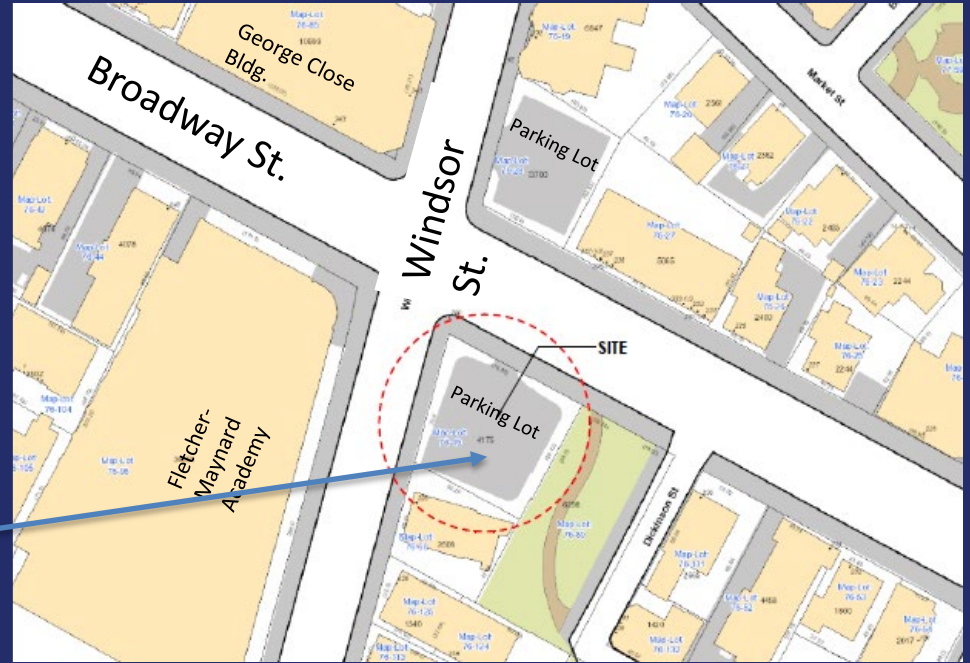
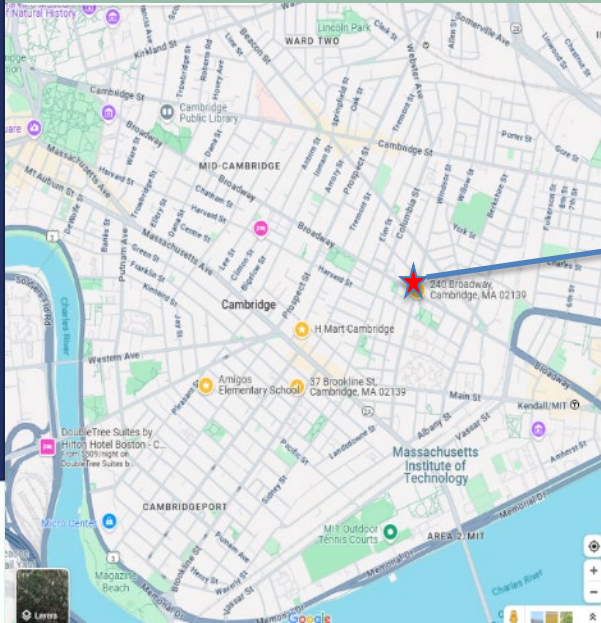


We are committed to sustainable design and building practices that reduce the environmental impact of our projects. All phases of projects, from program development to construction, we work to identify and develop sustainable design solutions. Our focus is on the creation of sustainable and resilient communities. We have a proven track record of creating high-quality, multi-family housing.

# THE SITE

## 240 Broadway

### The Port Neighborhood



# CONTEXT

## 240 Broadway

- 4,175 sf. Lot
- Parking Lot
- Corner of Broadway St, and Windsor St.



On Broadway,  
Site entrance



On Windsor,  
Site is on the right

# CONTEXT

## 240 Broadway

- Across The Fletcher-Maynard Academy



George Close Building  
(Just A Start)



On Broadway,  
Looking East  
towards  
Kendall.  
Entrance to the  
site

# HISTORY

240 Broadway

1994- Acquired Site

2019/2020- Just A Start proposed affordable homeownership program for the site.

2022- Change to state homeownership funding program. Project put on hold.



## Project Goals

240 Broadway

- Create New Affordable Family Housing for Cambridge Families
- Housing for families earning below 60% of median income
- Cost-effective design
- Integrate Sustainability and Energy Efficiency



## Project Program

240 Broadway

- New 6-story residential building
- 16 rental apartments
  - Mix of 1-,2-, and 3-bedroom units
- Affordable rents for families at 30% & 60% AMI
- Design to meet Passive House Environmental Standard



## Previous Meeting Recap

September 18, 2025

240 Broadway

### Building Design

- Exterior materials, color choices
  - Initial scheme too plain
  - Revisions too much color
- Suitability of siding materials
- Pergola design lacks context



## Previous Meeting Recap

September 18, 2025

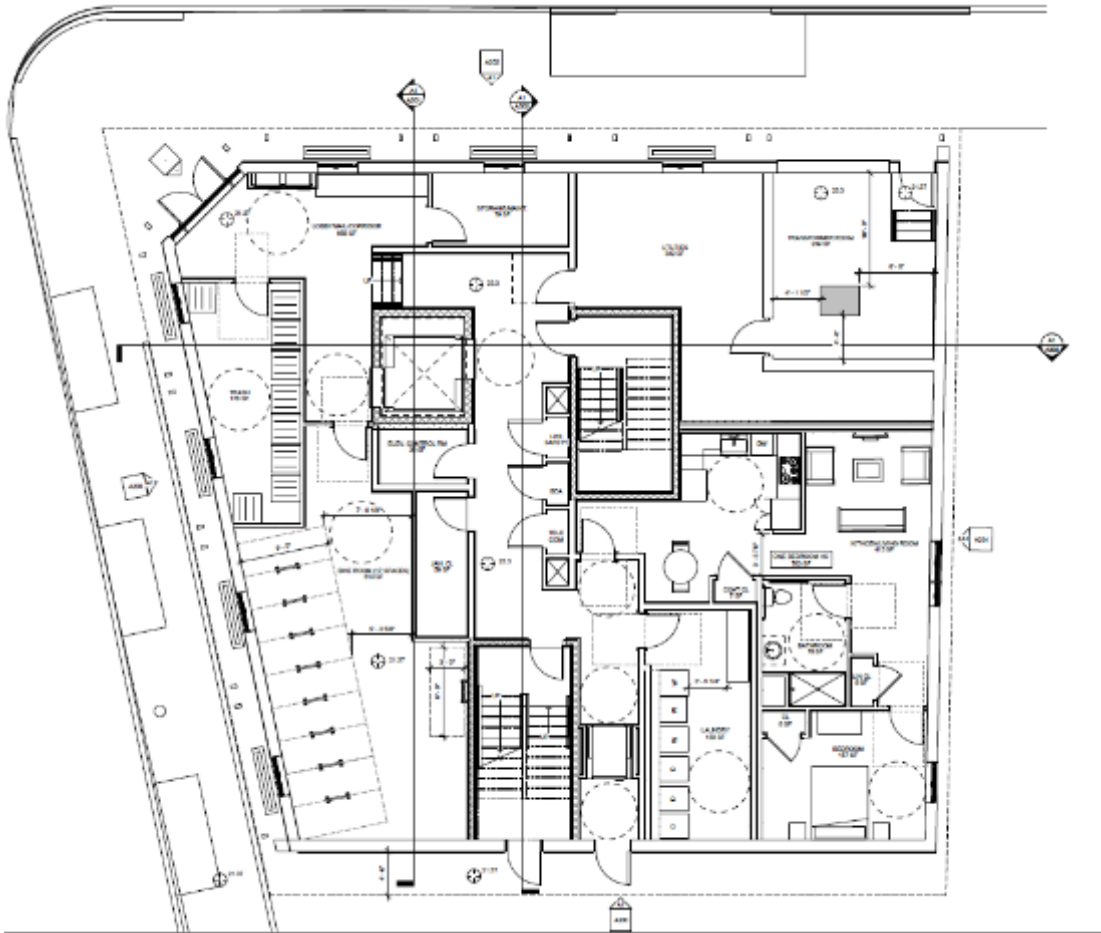
240 Broadway

### Building Design

- Too many apartments in project
- Include more large-family apartments
- Transformer location next to abutters
- Ground floor intersection safety and pedestrian visibility

# CONCEPTUAL PROJECT DESIGN

240 Broadway



FIRST FLOOR 29.3

Design by Davis Square Architects

# 240 Broadway

**FIRST FLOOR SETBACK**  
**ENHANCES CORNER**  
**VISIBILITY & BREAKS**  
**MASSING**

**Project Total: 16 units**

## **First Floor**

1BR – (780 SF) HC

Laundry Room

Utilities Room

Transformer Room

**Bike Room – 17 spaces**

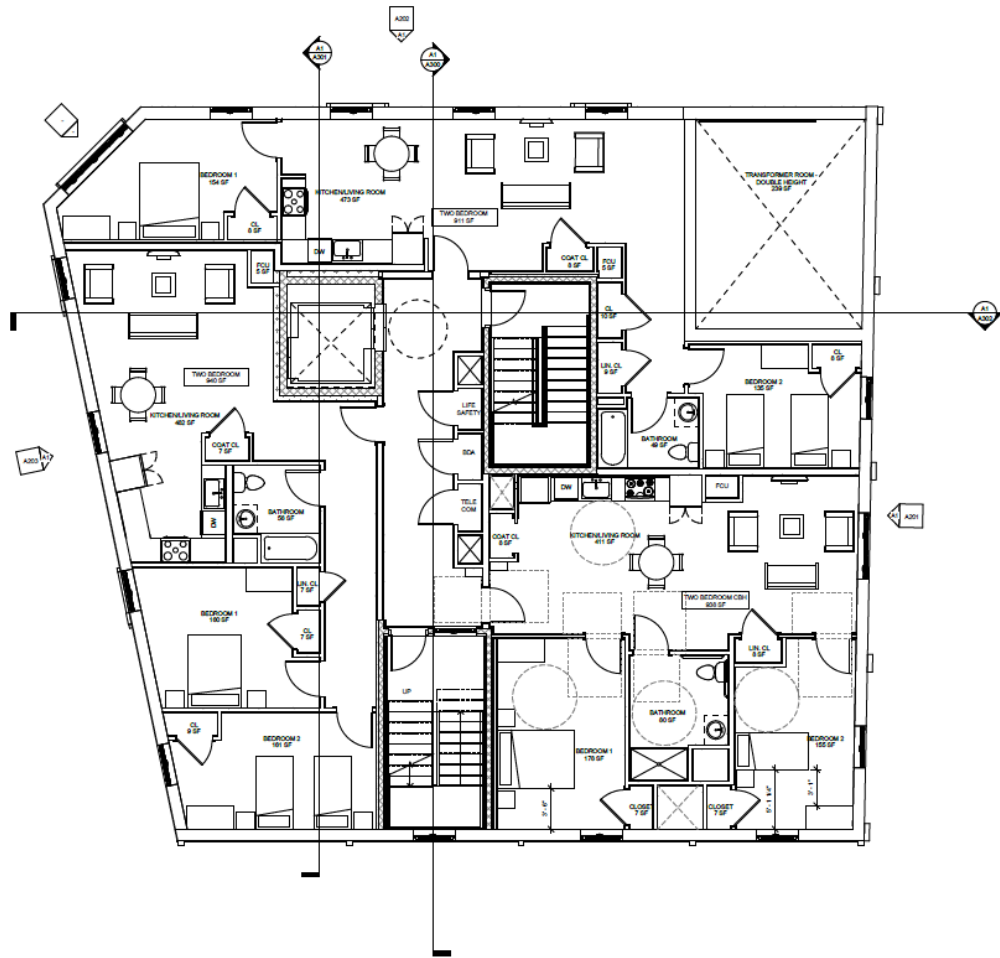


# 240 Broadway

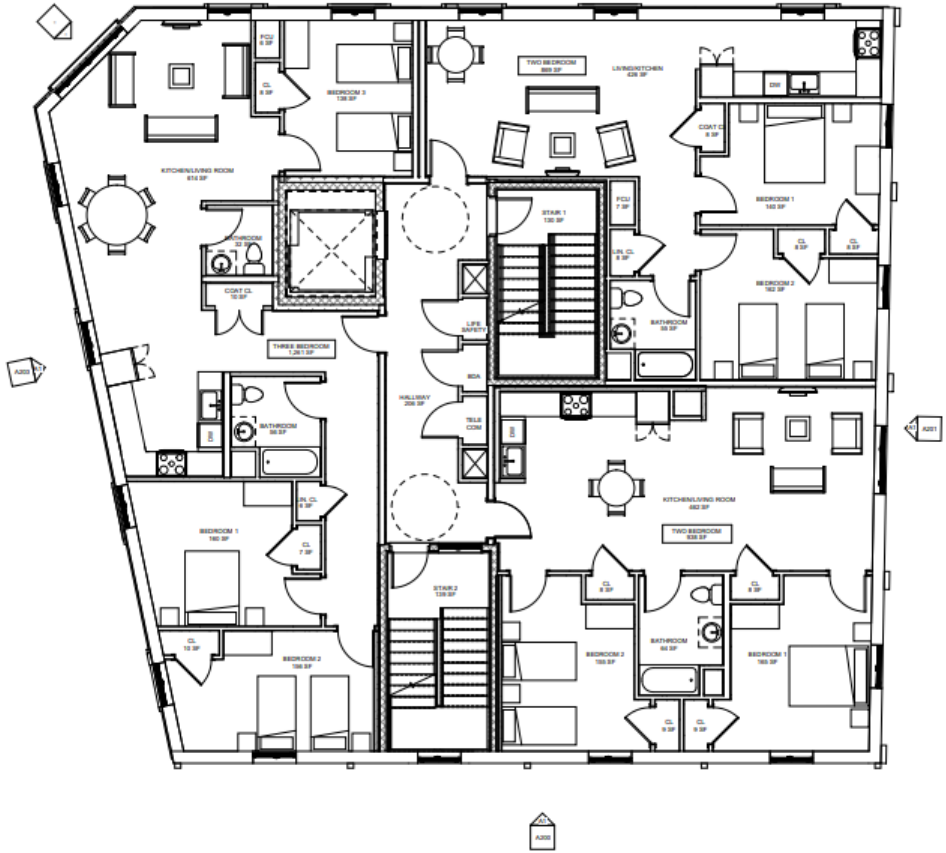
## FLOOR PLAN SHOWING DOUBLE-HEIGHT TRANSFORMER SPACE

### Second Floor

3 x 2BR- (940 SF)



# 240 Broadway



## Third to Fifth Floor

3 x 3BR– (1,261SF)  
6 x 2BR – (940 SF)

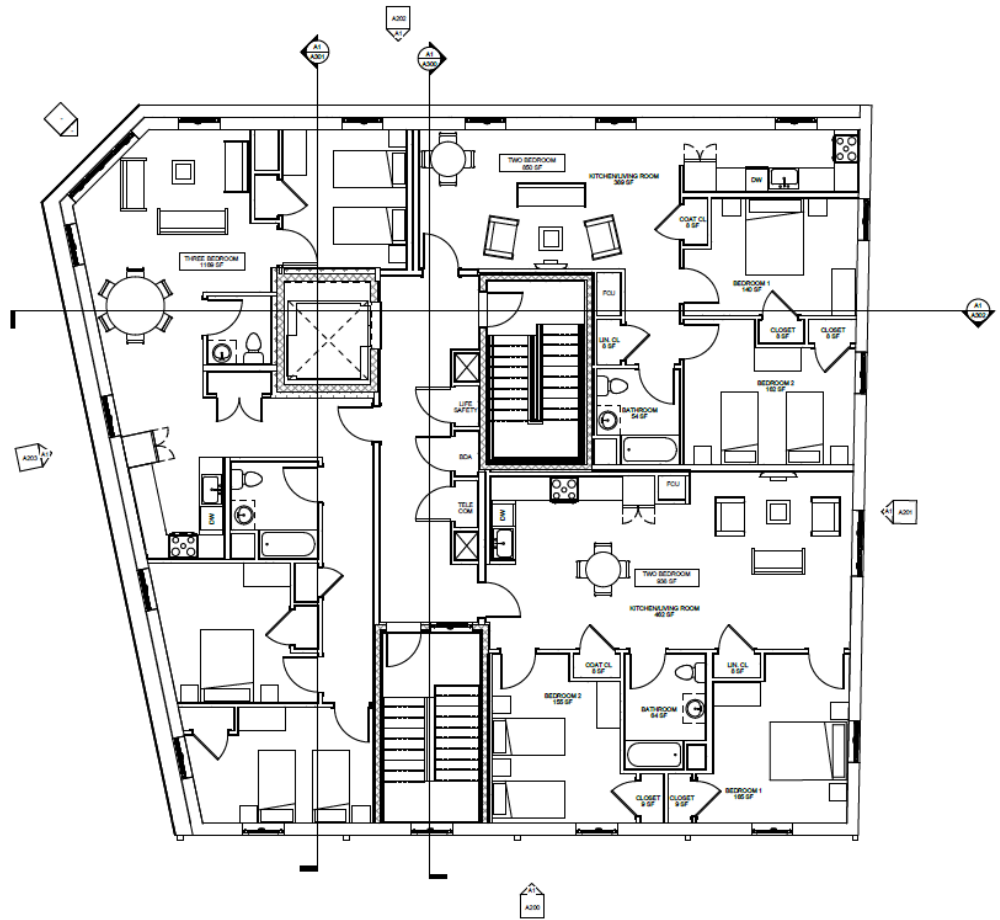
THIRD FLOOR

Design by Davis Square Architects



# 240 Broadway

## SIXTH FLOOR SETBACK ENHANCES CORNER VISIBILITY & BREAKS MASSING



### Six Floor

- 1 x 3BR – (1,100 SF)
- 2 x 2BR – (900 SF)

# INITIAL CONCEPT

240 BROADWAY

STUDIES  
OF RENDERINGS  
&  
MATERIALS

**240 BROADWAY SURROUNDING BUILDINGS - FORM**

[IMAGES CREDITS: EA DESIGN]



**243 WINDSOR**

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

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**



**240 BROADWAY - CONCEPT RENDER**

FIRST FLOOR AWNINGS/OVERHANGS, SIMILAR TO **305 WEBSTER & 432 NORFOLK**



**432 NORFOLK ST.**

- LIGHTER ACCENT COLOR ON TOP FLOOR
- AWNINGS ON THE FIRST FLOOR
- COLORED BANDS THAT DIVIDE THE FACADE INTO 3
- COLORED PANELS 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
- LIGHTER COLOR ON TOP, DARKER ON THE BOTTOM
- ENTRY OVERHANGS



**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



Design by Davis Square Architects

## OPTION 1 – BROADWAY CORNER VIEW





Design by Davis Square Architects

## OPTION 2 - BROADWAY CORNER VIEW





Design by Davis Square Architects

## 240 BROADWAY BIRDS EYE VIEW





Design by Davis Square Architects

## **BROADWAY ST. PARKING LOT VIEW**





Design by Davis Square Architects

## **DOWN WINDSOR ST. VIEW**

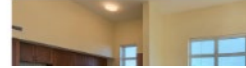




126 CHANDLER STREET



BARTLETT STATION,  
BUILDING A



BARTLETT STATION,  
BUILDING B



BARTLETT STATION,  
BUILDING F2



Davis Square Architects – Examples of Building Materials in Other Projects





## Previous Meeting Recap

240 Broadway

## Community Comments

### Affordability

- Are all apartments in the project affordable?
- What are affordability thresholds for the project?
- Can you add more deeply subsidized apartments?



## Previous Meeting Recap

240 Broadway

## Community Comments

### Tree Protection Pre-Construction & During Construction

- Arborist Evaluation Report Completed and consultation with City Tree Warden
- Protect street trees with pruning over 2 winters prior to construction start
- Protection for adjacent public/private trees



## Previous Meeting Recap

240 Broadway

## Construction Impacts

- Updated Geotech Report – 2025, site has suitable soils for proposed building
- Slab-on-grade foundation, no piles or ground improvements expected
- JAS will employ construction monitoring for effects on abutters

# 240 Broadway - Projected Timeline



THANK YOU!

For project updates, contact  
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