



---

# CITY OF CAMBRIDGE

Community Development Department

---

Date: November 8, 2023

Case: **PB-141 – Request for Use Determination of Depth N’ Green**

Location: 7 Broad Canal Way

---

## Area Planning and Zoning

This use determination request is tied to part of a mixed-use Planned Unit Development (PUD) approved by the Planning Board in 1999 (PB-141). The base zoning is Office-3A (O-3A), a high-intensity office district. The PUD approved by PB-141 was permitted under the PUD-3 Overlay Zoning District requirements.

Based on the description of the use, it would likely be classified as a Fast Order or Quick-Service Food Establishment. PUD-3 permits most Retail and Consumer Service Establishments under the Zoning Ordinance, but Fast Order or Quick Service Food Establishments are not listed among the permitted uses. The Planning Board may approve other uses by written determination.

It should be noted that under the base O-3A zoning (which was amended in 2021), Fast Order or Quick Service Food Establishments are permitted as-of-right on the ground story of a building containing residential or office uses. Because this is part of a PUD project, the PUD zoning supersedes the base zoning.

## Criteria for Approval

In approving the use the Board must find that it is consistent with the objectives of the PUD-3 district and is necessary to support the predominant uses in the district. The objectives of the PUD-3 district are stated in Section 13.41 of the Zoning Ordinance and summarized below:

- Provide a high quality office-based district with supporting commercial uses that help to encourage a strong link between Kendall Square and the East Cambridge riverfront.
- Permit larger scale development along the Binney Street corridor, consistent with the scale of development permitted in the abutting PUD-3 District, which also creates large areas of contiguous Public Open Space in the PUD 3A district or in adjacent PUD Districts in order to create a better transition from neighborhoods to commercial areas.
- Improve street level activity and the pedestrian environment within the PUD-3 district through providing interesting, lively, and active presence at the street level and requiring a mix of residential, retail, and other uses as part of the Final Development Plan.
- Promote the goals of the Eastern Cambridge Planning Study dated October 2001 and the public health, safety, and welfare.