



Project Narrative ZP26-000057 – 180 Somerville Ave

Special Permit – Expansion into Vacant Space Greater than 10,000 SF

The proposed project at 180 Somerville Ave, Somerville, MA is for the expansion of an existing Target store into the adjacent existing commercial space. The expansion will increase the total gross floor area of retail use to allow for grocery sales to be added to the store. The additional space will also allow for a larger back of house area and eliminate the need for an offsite stockroom. The removal of the offsite stockroom and additional storage will reduce truck trips to the site.

The project is located on a 7.07-acre parcel that currently hosts two contiguous buildings separated by a shared wall. Target owns the property and their current store is 94,000 square feet. Target plans to expand into the vacant storefront which is currently 40,000 square-foot by removing the interior partition wall. This would combine the two separate commercial spaces into a single space. No expansion of the exterior building footprint is proposed, and no exterior work is proposed as part of this application. Separate Site Plans applications have been filed to perform general maintenance and site updates in support of this proposed expansion.

Under the Somerville Zoning Ordinance, the merging of two commercial spaces resulting in a retail area exceeding 10,000 square feet requires a Special Permit. Since Target's current space exceeds this size and lacks a legacy permit explicitly allowing such use, a Special Permit for modifying a Nonconforming Use is necessary.