



MEMORANDUM

To: City of Somerville Inspectional Services, Planning Board and Zoning Board

From: Seth Anderson, P.E.
Kimley-Horn and Associates, Inc.

Date: May 13, 2026

Subject: Neighborhood Meeting Report
Project Neighborhood Meeting #1 – May 4, 2026

Please find Target Corporation's (the "Applicant") Neighborhood Meeting Report for the property at 176 Somerville Ave (the "Property" or "Premises") for a special permit.

The following includes a summary of neighborhood concerns and applicant responses to the Proposed Project raised at the neighborhood meeting for Target Somerville on May 4th, 2026.

REVIEW OF PLAN IMPROVEMENTS:

The proposed project includes expansion internally of the existing target building into the vacant one next door. The site improvements fall under a separate minor site plan permit. Target will need a special permit as it exceeds the 10,000 SF commercial space limit. Most of the community's comments were related to the exterior work which is not included within this special permit application. Regardless, all concerns and questions have been documented.

COMMUNITY QUESTIONS/CONCERNS:

Ownership

Questions were raised regarding ownership of the property and any changes to existing tenants.

Target currently owns the property and leases to Advanced Auto. There are no current changes proposed for the Advanced Auto. Previously the site was leased from Stop & Shop. Target later purchased the site with an agreement to not provide grocery on site. This agreement has since expired thus prompting this expansion.

Stormwater and Pavement Maintenance

There were questions about whether the existing parking lot will be replaced with pervious pavement, why impervious surfaces are being maintained rather than replaced and upgraded, and whether pavement on site was being reduced.

The proposed project is limited to surface-level pavement maintenance, not full reconstruction. Replacing it with pervious pavement would require excavation of the existing subbase which would result in land disturbance which this project avoids. There are no regulatory requirements to install pervious pavement since this is not full depth pavement and no disturbance is proposed. Even though stormwater is not

required, the pavement area will be reduced via the addition of new landscaping islands and trees. Stormwater will be reduced as a result of this project.

Landscaping / Trees

The public asked about the location of the proposed landscaping, including why tree plantings are focused on the East side of the lot and whether the proposed plantings will consist of native species. Concerns were also raised about the removal of existing trees along Somerville Avenue.

The pavement markings and landscaping islands will be rotated only on the east side of the site for pedestrian safety. Given the striping and changes to the landscaping island, Target is proposing additional landscape islands in this area to comply with the current code. The existing parking rows on the west of the site are already perpendicular to the building face, only restriping and resurfacing will occur so new islands are not proposed. Existing trees along Somerville Ave will remain. The proposed trees were selected using the City of Somerville Recommended Tree Species list. According to the list, the trees are high priority species.

Site Usage

Concerns were raised about how the site remains heavily devoted to parking and is not being better utilized given its size and location. Questions also asked whether additional development is planned, whether new entrances are proposed, and why there is limited activity in the southeast portion of the site.

This project is focused on expanding the existing store to include a grocery element rather than site redevelopment. Comparatively to other Targets, this site has roughly 300 less parking stalls; hence, maintaining parking capacity is a priority of this project. No new entrances are proposed, and the existing main entrance will continue to be used. As the proposed grocery store is rear fed, the existing loading

Rodent Problem

There were some concerns that the addition of a grocery store may contribute to Somerville's rodent problem. What is Target going to do to prevent rodents?

Target pays a pest control company to regularly visit and control pests. The store is receiving twice-weekly Ecolab service visits to address rodent activity. The store also receives preventative maintenance services from Ecolab 10 times per year. Due to the Boston Market's higher exterior rodent pressure, Target is currently in discussions with Ecolab to evaluate additional strategies and services from Ecolab that will continue to combat the rodent issue. Target also tries to donate food waste to local food banks and in cases where donation is not possible, they compost instead.

Construction Disruption

There were some questions regarding construction duration, potential disruption, how construction will be phased, and where staging will occur. A question was asked about whether there will be a process for communicating construction updates or addressing community complaints during construction. Additionally, there were concerns about whether the existing sign would be remaining.

Construction is anticipated to take anywhere between three and six months. It will be phased in such a way to keep the store operational and will be deliberately slower to avoid as much disruption as possible. The staging area will occur in the southeast portion of the site to avoid negatively impacting the guest experience. Target will evaluate options for providing a communication method for updates and concerns. The existing sign will remain largely unchanged due to city restrictions.

Operations

Concerns were raised regarding increased truck traffic, changes to loading operations, whether there would be any increases in employees, and general operational changes associated with the expansion.

Additional questions were also raised regarding Targets customers and staff. Would this location be able to solely rely on Somerville's residents? How many workers are residents of Somerville?

Both existing loading docks will be used, however, this does not mean more truck traffic. Currently, this site uses an offsite stockroom as the existing stockroom is too small. This expansion will allow full size deliveries, which will actually reduce the delivery traffic. Staffing is expected to increase, but specific numbers are not yet determined. Target is not currently tracking who is visiting this location, but at least 2/3rds of the current employees are Somerville residents.

COMMUNITY SENTIMENT:

Overall, the project received strong support from the community. Individuals expressed enthusiasm for the expansion, particularly the addition of grocery. There was clear appreciation for Target's reinvestment into the site and community. This project is viewed as a positive step toward improving the existing property and providing additional options that will better serve the neighborhood.