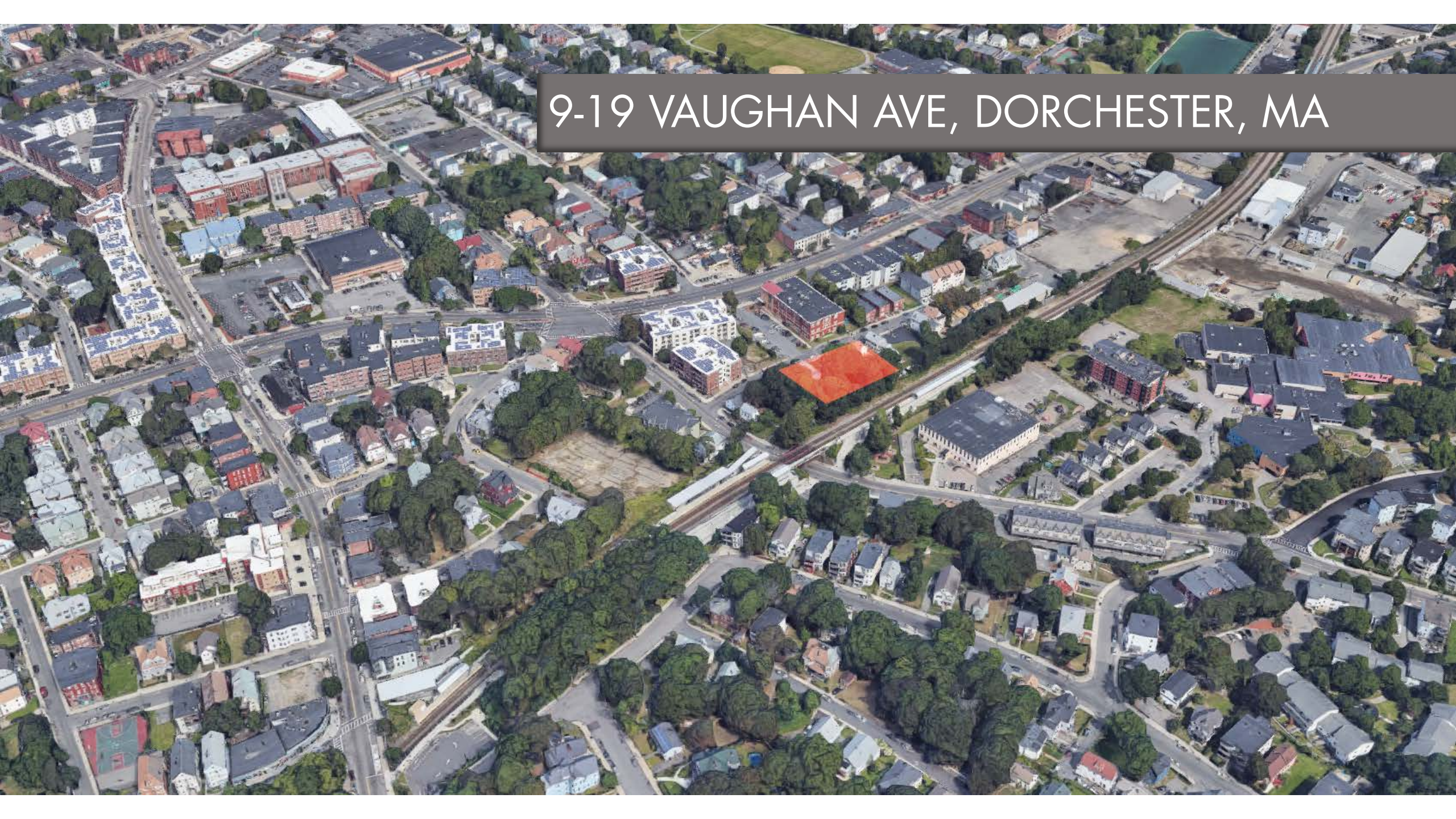


9-19 VAUGHAN AVE, DORCHESTER, MA





An aerial photograph of a city neighborhood, likely Dorchester, MA. The image shows a mix of residential and commercial buildings, streets, and green spaces. A specific building with a bright red roof is highlighted in the center of the image. A semi-transparent grey banner is overlaid at the top right.

9-19 VAUGHAN AVE, DORCHESTER, MA

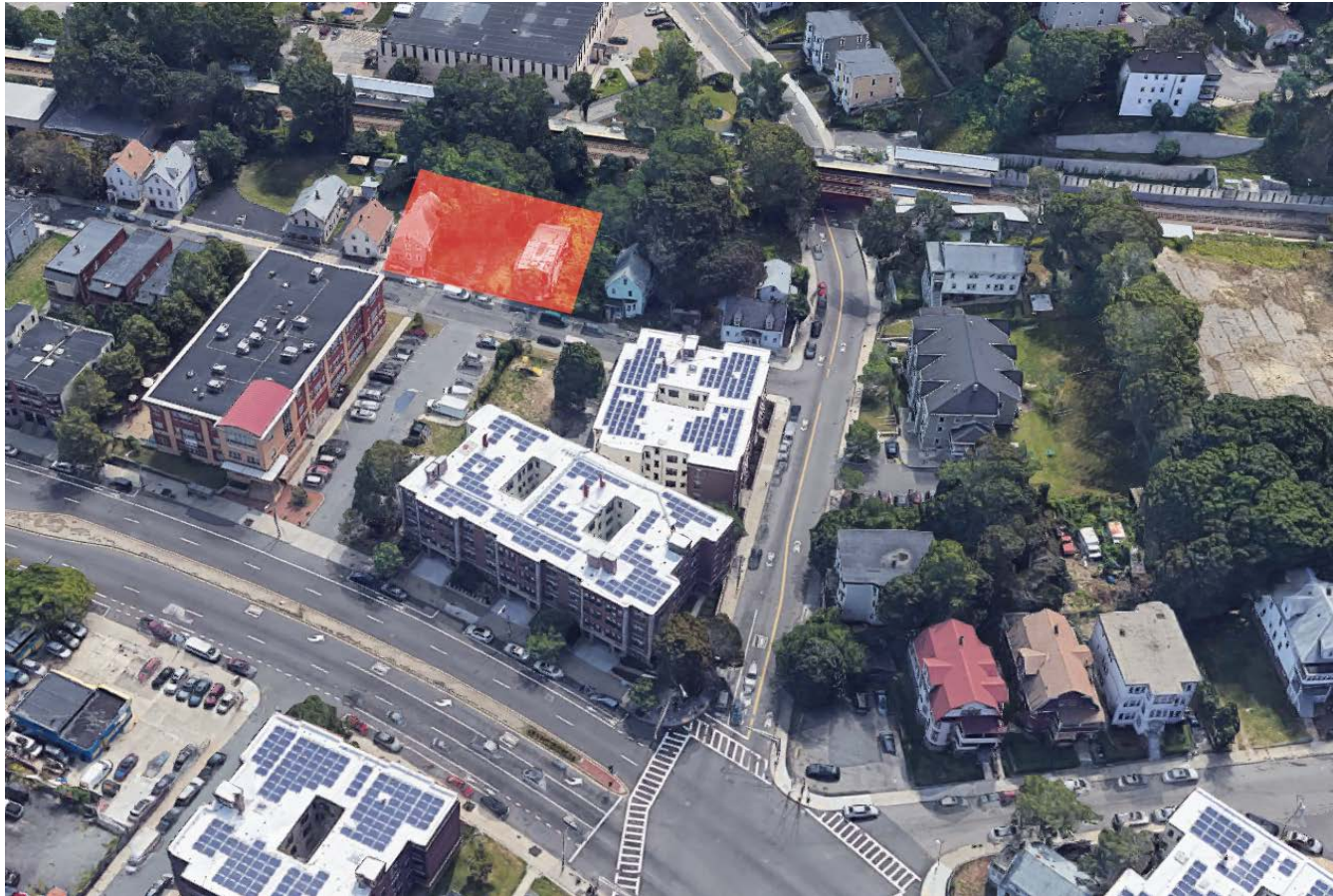
Vaughan Ave Group, LLC  
Davis Square Architects, Inc  
Devellis Zrein, Inc

BPDA Meeting January 23, 2020





## 9-19 Vaughan Ave Existing Conditions



### Site Features and Amenities

- TOD (400' from MBTA bus and commuter rail)
- Exterior Courtyard
- Garage parking for 16 cars + bikes
- Inclusionary Units
- Community Room



## 9-19 Vaughan Ave Existing Conditions



View looking southwest on Vaughan Ave (towards Geneva Ave)



View looking northeast on Vaughan Ave (from Geneva Ave)





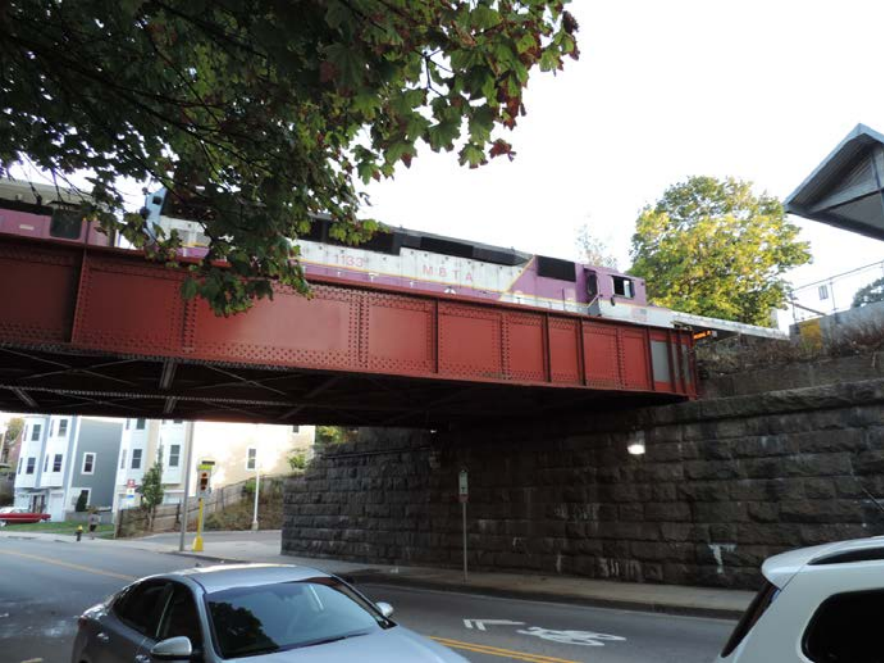


Site Context



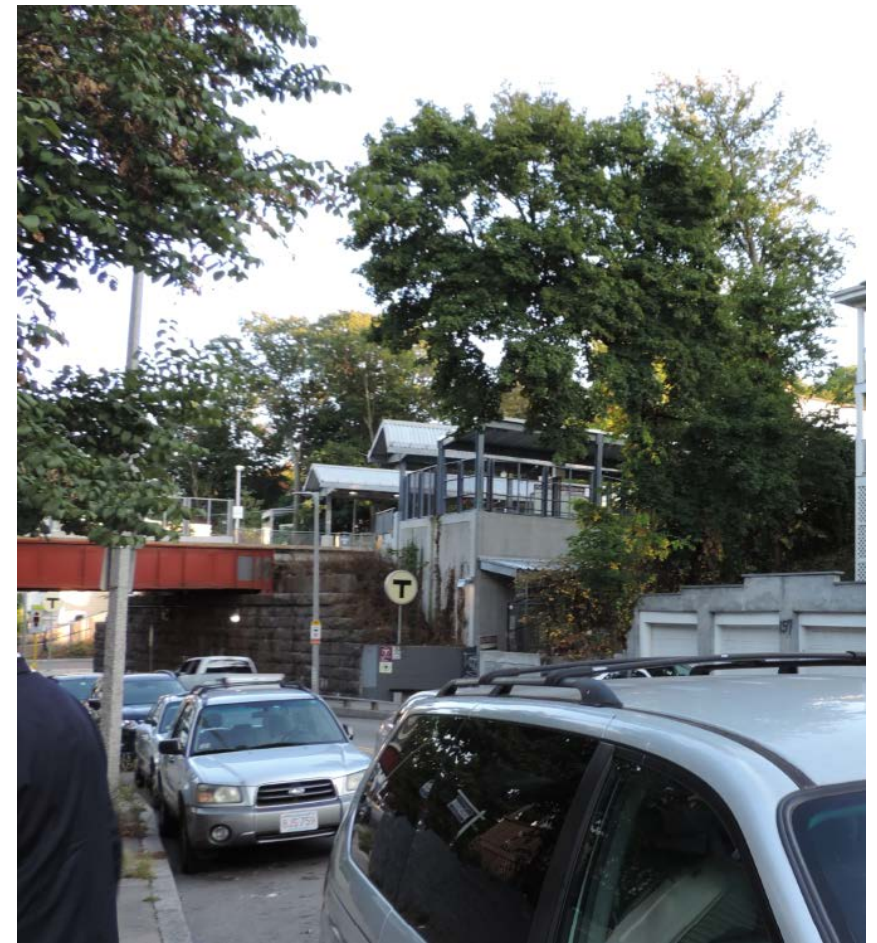


## Transit Oriented Development



2 minute walk to MBTA

- Four Corners Geneva Commuter Rail (Fairmount Line)
- MBTA Bus #19 (Kenmore – Ruggles – Fields Corner)
- MBTA Bus #16 (Andrew – Harbor Point – Forest Hills)



## FAIRMOUNT

**16** Forest Hills - Andrew or Harbor Point

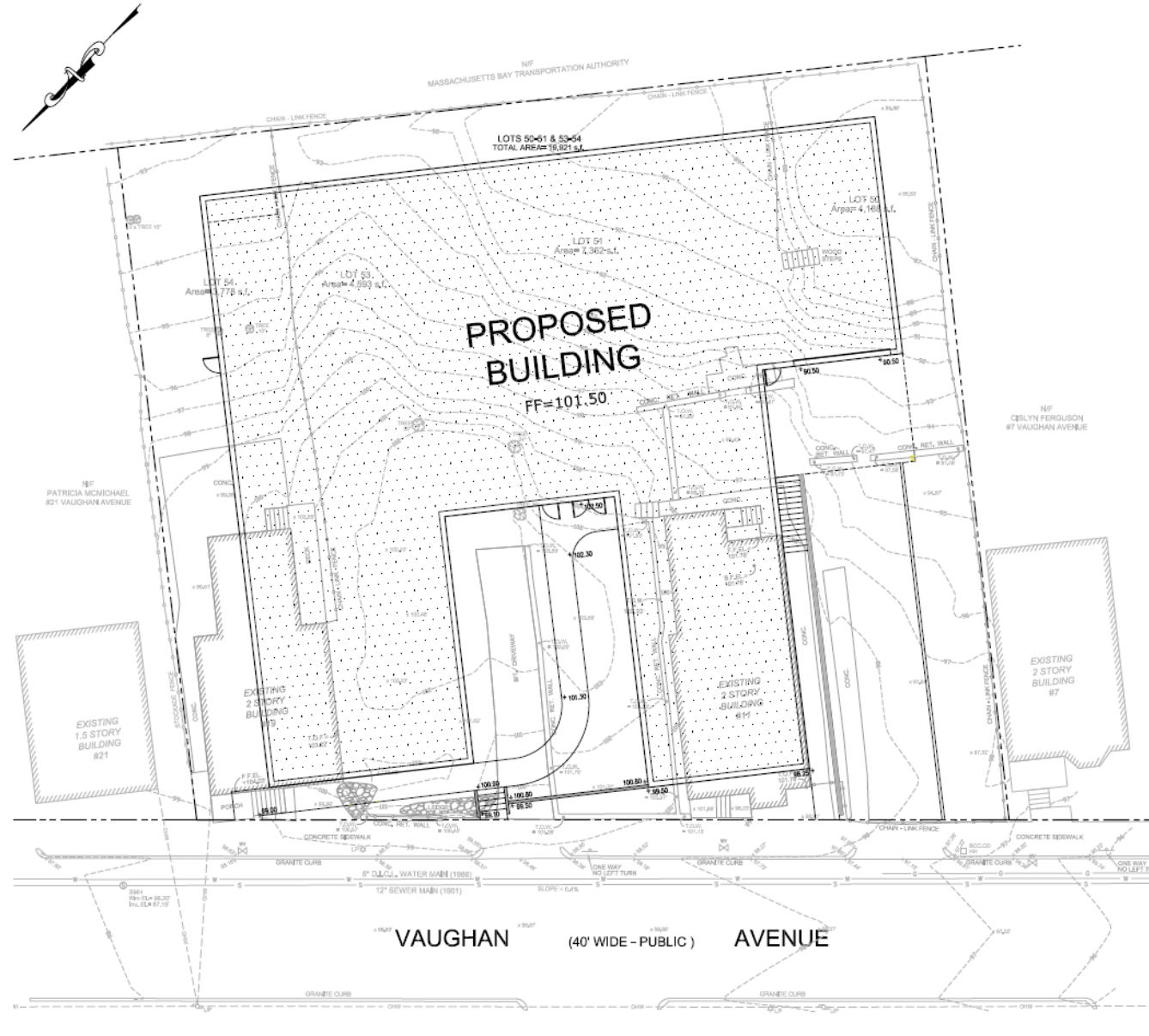
**19** Fields Corner - Kenmore or Ruggles



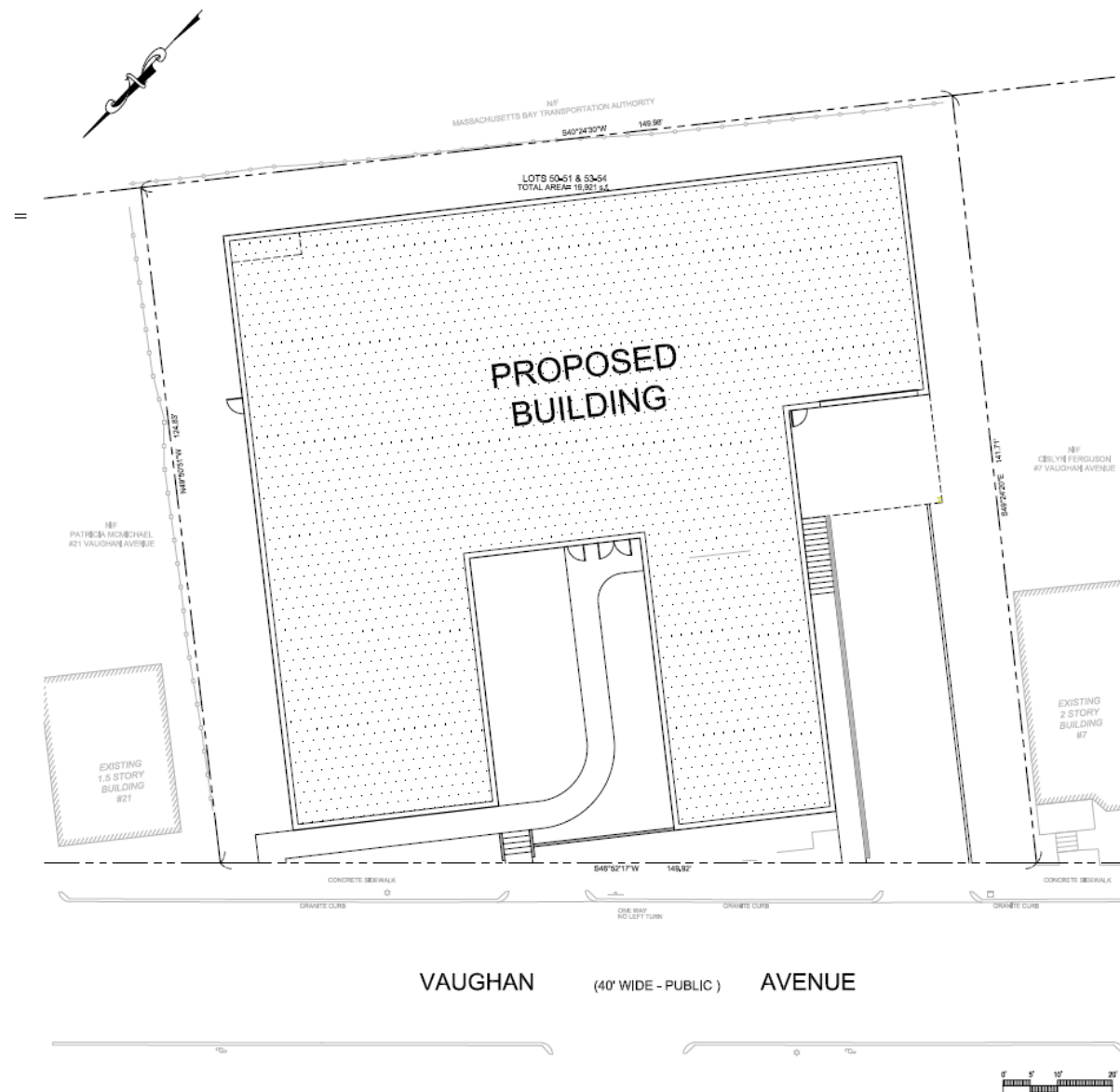
## Community Process

- Meeting with neighborhood groups
- Meetings with local representatives
- Zoning Relief will be required:  
FAR, Parking, Building Height, Setbacks

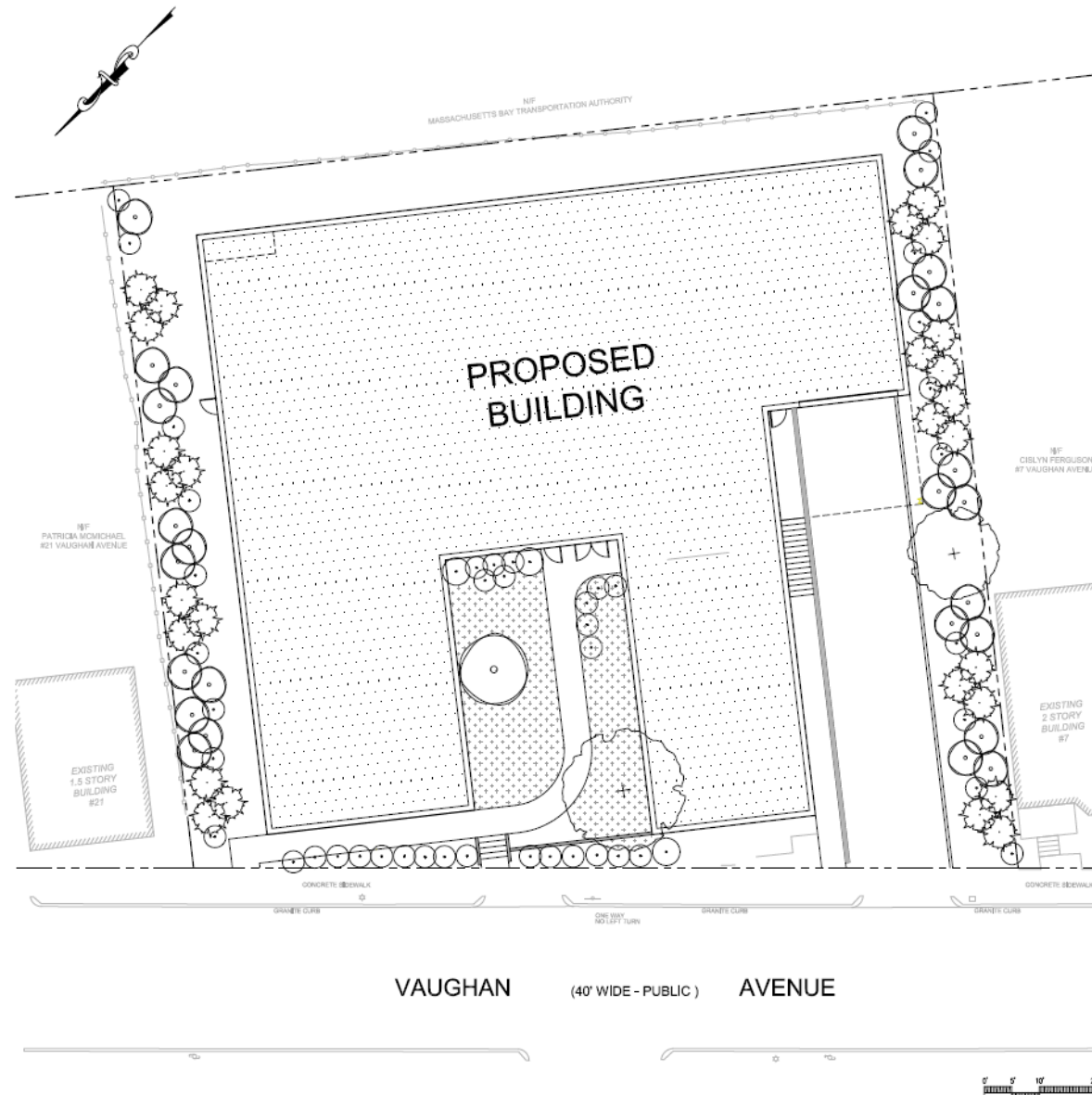




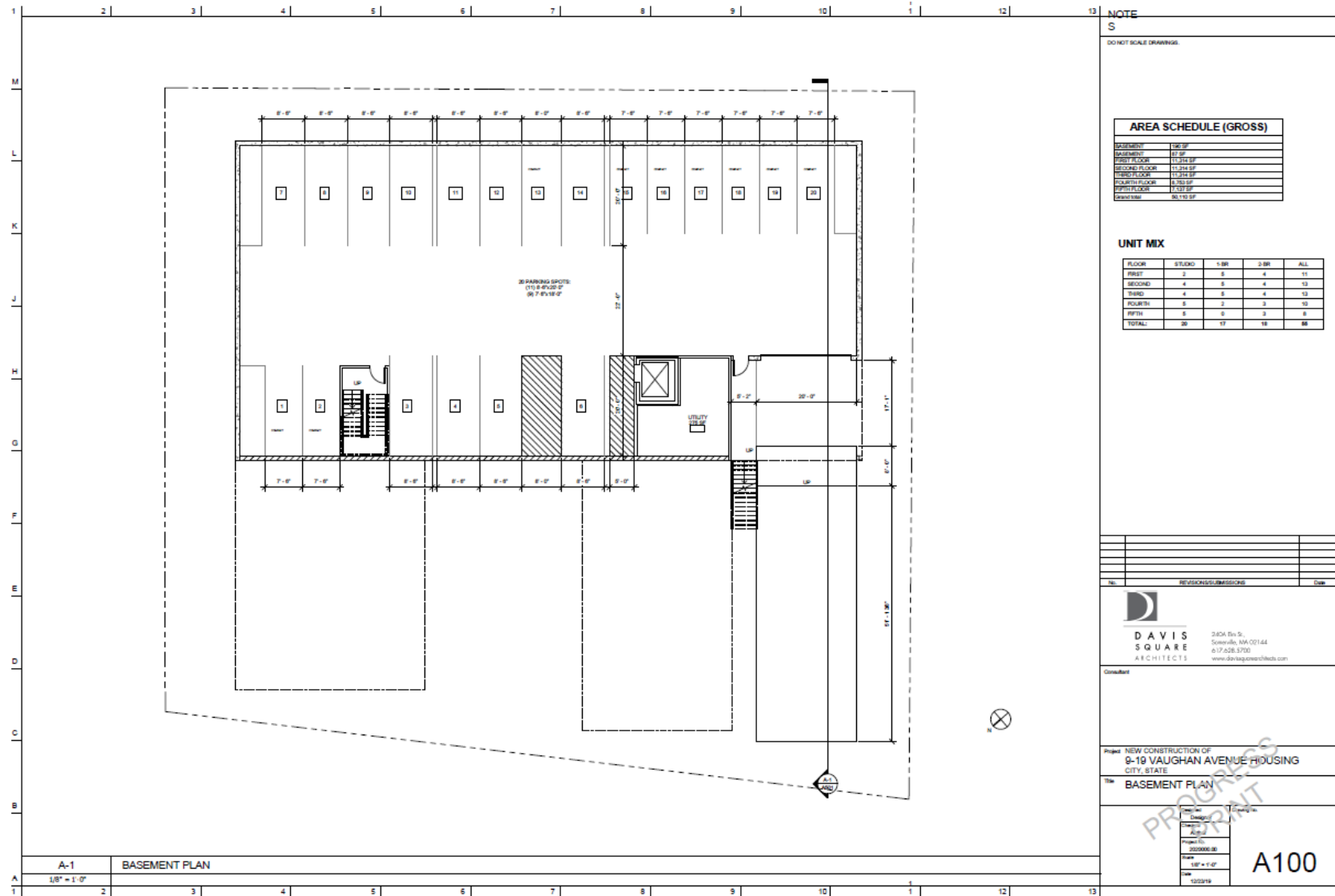








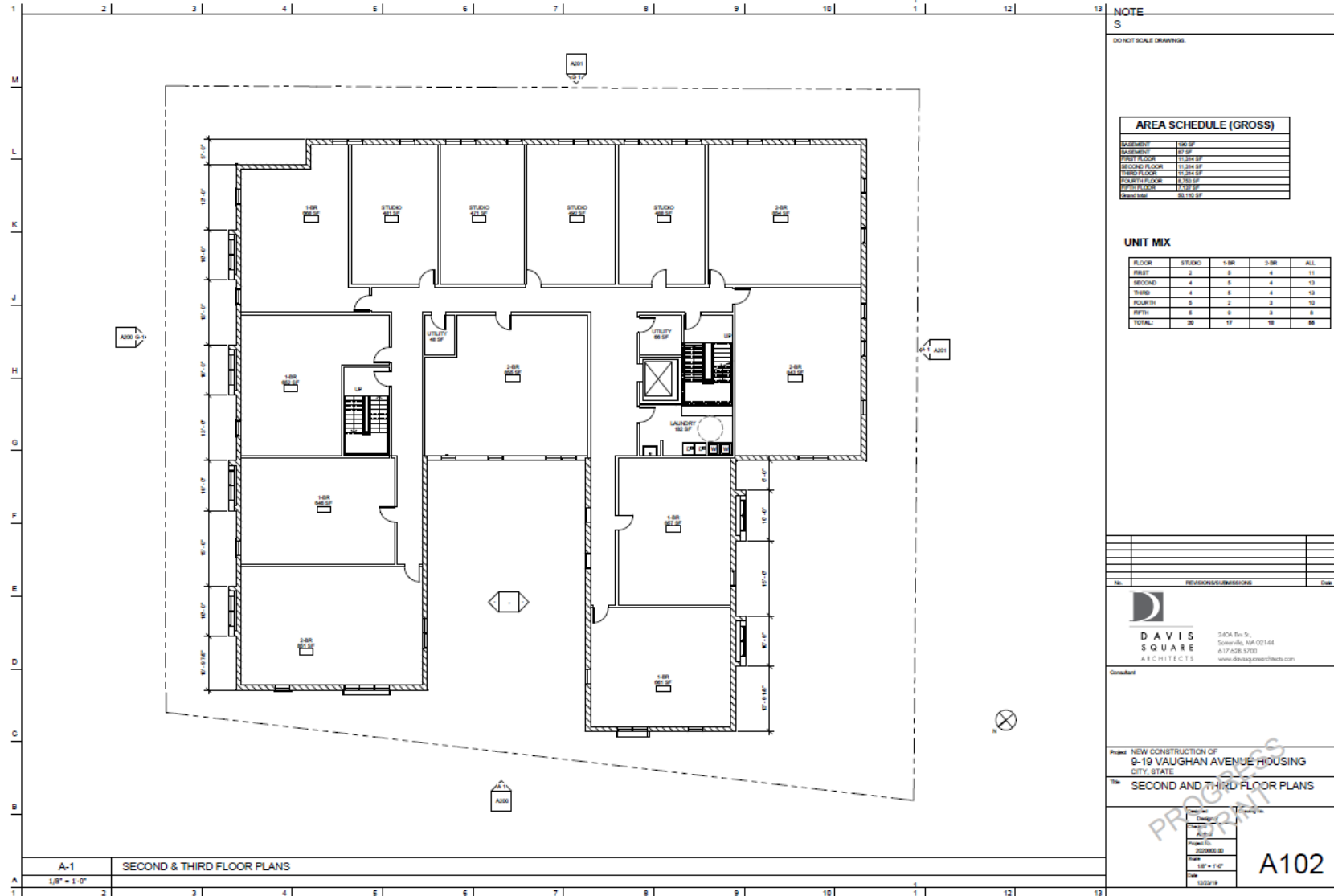








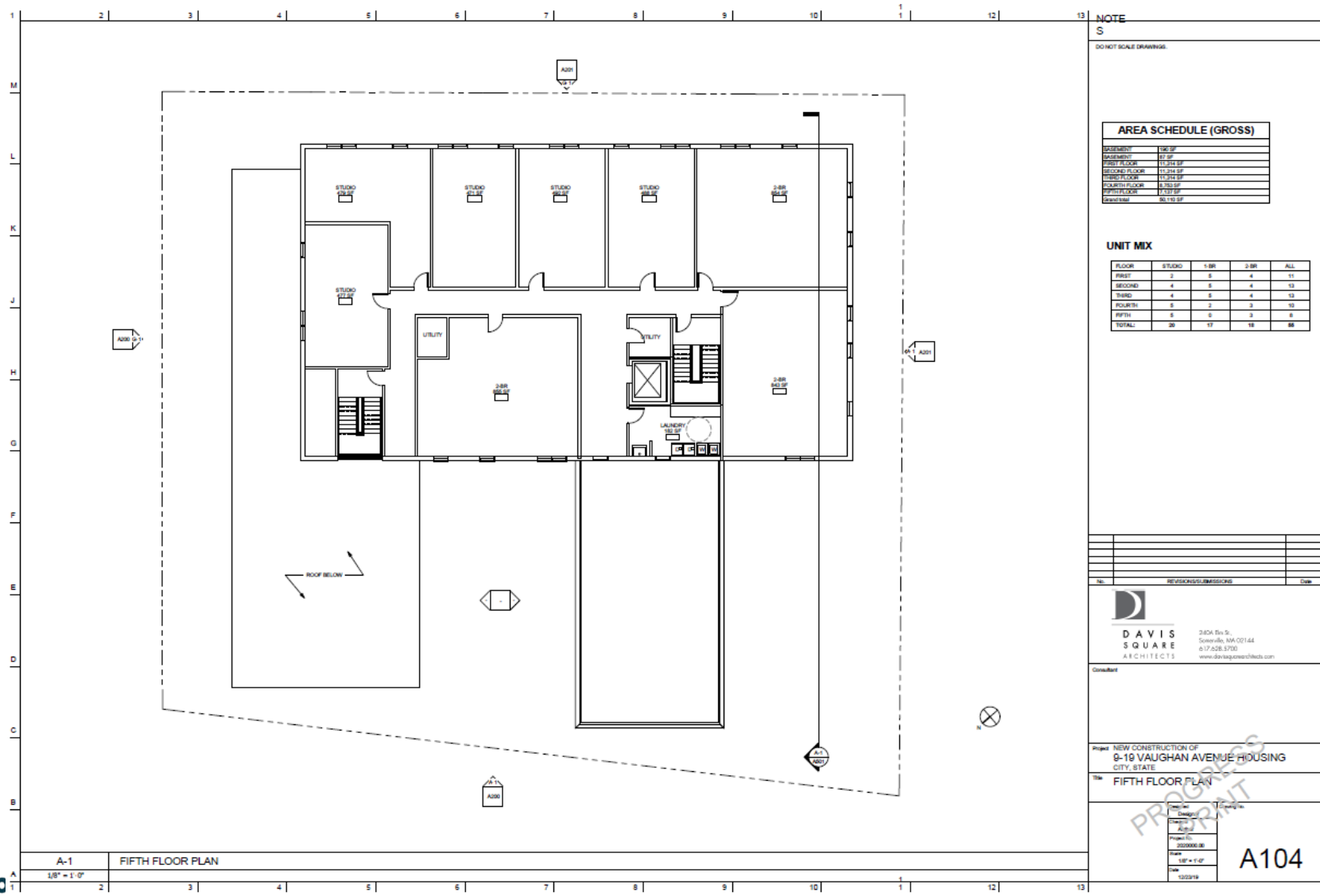




















9-19 VAUGHAN AVE, DORCHESTER, MA





# 9-19 VAUGHAN AVE, DORCHESTER, MA

