

## Chapter 1 : City poised to solicit proposals for Dudley Square parcels | Boston Herald

*Development proposal for 95 Dudley street. a submission to the Boston Redevelopment Authority concerning a building reuse development project proposal for a site.*

Office for National Statistics [69] [70] [71] [72] The current figure for the population of Dudley is 79, In addition, the Urban Subdivision included Brierley Hill, which the local authority considers a separate town. Ethnic Unrest[ edit ] The English Defence League demonstrated in the town centre on 3 April , to protest against a planning application put forward by local Muslims to build a mosque just outside the town centre. Although there were no injuries at the event, eight people were arrested and there were several instances of criminal damage. This time there were several confrontations between the demonstrators and the police, and also at a counter-demonstration attended mainly by local anti-racists. English Defence League members threw bottles, cans, coins and pieces of wood as they pulled down metal railings placed there to contain the demonstration. Some supporters were treated at the scene for injuries, including one of the EDL leaders that day who suffered a head wound in an incident. Several of these are church schools. Many of these schools are named after the housing estates they are located within. Primary schools throughout the Dudley borough all provide education for pupils aged 5 to 11 years. Some schools also have nursery units for pupils aged 3 and 4 years. From to , schoolchildren in Dudley, Sedgley, Coseley and Brierley Hill stayed at primary school until the age of Halesowen ran a 5â€”13 first and middle school system from to , while Stourbridge and Kingswinford have always had a traditional 5â€”11 infant and junior system. Several other grammar schools, such as the High Arcal School now Beacon Hill Academy , survived merely with a change in status. The traditional school system was restored in September , since Stourbridge which had become part of the borough in had retained the traditional system, and Halesowen also part of the borough since had reverted in Special schools[ edit ] There are several special schools within Dudley, to cater for students with special educational needs. The Old Park School serves pupils from the age of 3 to 19, [78] and was originally located in the Russells Hall Estate, but relocated to new premises in Quarry Bank in The Mons Hill School also shut down as a result of falling pupil numbers; it had originally opened in to replace the Wolverhampton Street School. Sycamore Green Primary School shut down in July as a result of falling pupil numbers. Staff and pupils were transferred to the nearby Wrens Nest Primary School, and the school buildings are now used as a Pupil Referral Unit for students studying at Key Stage 3. Evolve Campus of Dudley College Dudley College is a college of further education situated mainly in the north of the town centre. Until the summer of , there was a campus of the University of Wolverhampton within the town. The newer part of the campus, built during the s, was retained as part of Dudley College until The older buildings, which were originally a teacher training college built in , were demolished soon afterwards with the site redeveloped for private housing.

## Chapter 2 : Dudley - Wikipedia

*Dudley Street, West Melbourne: Curious about this development? Get the details on Urban, Australia's largest new development database!*

It has partnered with developers to create new homes, a Town Common, gardens, urban agriculture, parks and playgrounds. An additional housing units have been rehabilitated. DSNI is a membership organization, with 3, residents, businesses, non-profits and religious institutions members participating in modest, sliding-scale annual membership dues. DSNI focuses on three areas: Origin and Mission In the s, the Roxbury area experienced massive disinvestment. Property owners burned houses to collect insurance, and Bostonians illegally dumped garbage and toxic waste in the neighborhood. A small family philanthropy, the Riley Foundation, initiated a series of community meetings to revitalize the area, and dedicated months of planning in advance of the first gathering. A neighborhood resident who attended, Che Madyun, asked the organizers, "How many of you live in this neighborhood? She later reflected, "You always have people from downtown or somewhere else telling you what you need in your neighborhood. We just had misjudged and really not thought through how we could put a neighborhood initiative together without including the residentsâ€”it was a rather incredible mistake. Door-knocking survey campaigns led to a realization that vacant lots were the primary problem among residents. The members of DSNI launched a campaign against dumping, then another to oppose City-led plans at redevelopment, which echoed the most troubling aspects of the notorious urban renewal initiatives that had displaced low-income residents and gentrified targeted areas. Tools for Building Community Wealth. From its outset, DSNI was never shy about recruiting outside consultants with aligned values to help chart out processes for community planning consultants were not used to determine what course of action was needed. Consultants have been used for comprehensive planning, adult learning, geography visualization. Known as "the process people," DSNI has not felt that its strong commitment to community democracy, has prevented it from recruiting the technical expertise it needs. Inclusive Boards of Directors can be powerful educational opportunities: Four positions are reserved for each of the four major demographic groups that reside in Dudleyâ€”Cape Verdeans, Latinos, African Americans, and whitesâ€”and four are reserved for youth members. This process provides not only strengthens community capacity, it serves as an exercise in community democracy and power. Investing in youth can result in enormous long-term benefits: DSNI has been wildly successful in developing leaders through enshrining youth participation in its values, programming, and institutional architecture. Four seats on the DSNI board of directors are reserved for youth aged 15â€”17, and youth membership dues are only five dollars annually. These investments pay off in terms of the long-term sustainability of community-change efforts as active young people remain in the neighborhood and work for its wellbeing. Leadership can be collective and fluid: Because of the institutionalized community process and energy around the governance system, old leaders are not holding onâ€”"there is room for new voices to emerge and give back," says May Louie. Most of the election categories are contested and in every election between a quarter and third of the board is replaced. May Louie says this value extends to staff as well. A typical CDC may have the same founding director 35 years later, she says. He would open and invite the question. Louie notes that the president of a DSNI-sustaining partner foundation, stated publicly, "My biggest takeaway is how long this work takes. Louie acknowledges that as far as she knows, DSNI is the only community organization that has successfully used eminent domain as a means for developing a community land trust. So you want to push that limit, asking for the most you can even dream of now. Not that you need it, but if you can think of it, at least try.

**Chapter 3 : Dudley Street Neighborhood Initiative - Wikipedia**

*Proposal calls for the demolition and 31,SF construction of a 10 unit bldg on Hampden St. and the rehabilitation of 28,SF in 2 existing bldgs on Dudley, Hampden and Dunmore Streets for a total of 42 units w/3,SF of commercial space 10 pkg spaces.*

And they also help new city farmers get land. The Food Project, which creates personal and social change through sustainable agriculture, has leased land from the DSNI community land trust for urban farming since Photo by Paul Dunn. Penn Loh posted Jan 28, Tony Hernandez remembers playing as a child on the vacant lots in the Dudley Street neighborhood of Boston. In the s, white flight and disinvestment had so devastated this neighborhood that more than 20 percent of the landâ€™1, lotsâ€™lay vacant. Today, Hernandez owns a home on this land, one of units of permanently affordable housing. His home is surrounded by parks and gardens, a town common, community center, charter school, community greenhouse, and several urban farms. This transformation was led by residents of the Dudley Street Neighborhood Initiative, who in the late s established a community land trust to take democratic ownership of the land and guide development. Click here to subscribe to YES! A community land trust CLT is a nonprofit organization governed by community members that stewards land for long-term public benefit. CLTs protect land from the pressures of the real estate market, as the land is never resold. It remains part of the commons. Under private ownership, land tends to go to the highest bidder and toward uses intended to generate the greatest market return. Cities have an incentive to build up the market value of land, as they rely so heavily on property taxes to fund schools and other services. That explains why too often high-end condos are preferred by developers and cities over affordable homes or urban farms. Dudley Street Neighborhood Initiative: The Dudley land trust, then, would own the land and realize a vision of development without displacement. I felt secure, even with foreclosures happening left and right. We just had a great block party a month ago, with people coming out of their homes and hanging out. It fosters a culture of neighbors actually knowing each other. Hernandez serves on the Dudley land trust board along with several leaseholders, other community members, and representatives of various elected officials. Urban agriculture has taken off in many cities as a way to improve health and access to local produce as well as to put vacant land back into productive use. Dudley Street built a community greenhouse in on the site of an abandoned auto garage. They also lease land to the nonprofit Food Project, which runs farms as youth development enterprises. Meanwhile, the ranks of future farmers grow. Eight more are completing the program this year. That is why they have teamed up with several partners to develop three new farms that will be owned by the Dudley land trust. In July, ground was broken on the first of these in Roxbury, the Garrison Trotter farm, named after abolitionist William Lloyd Garrison and civil rights activist William Monroe Trotter. Through this partnership, the city of Boston will sell off some of its 2, vacant lots for urban farming. Trust for Public Land, a national nonprofit, will raise the capital necessary to convert the lots into farmable land. Then the Dudley land trust will take legal ownership and lease the land to the Urban Farming Institute. Eight more are graduating this year. The spread of the land trust model Many communities beyond Dudley have adopted their own community land trusts in recent decades. The majority of CLTs have been established since the s, with most focused on affordable housing and 60 percent serving urban areas. A survey of 96 CLTs found that they host almost 10, units of housing. Durham Community Land Trustees was formed in to clean up abandoned homes that were attracting crime and to increase homeownership. Today, they have units of housing and a community garden. In , they purchased the acre Troy Gardens, on which they developed 30 units of mixed income housing, 10 acres of agriculture including a CSA and community gardens , and 5 acres of restored prairie. As compelling as the previous cases are, CLTs are still at small scale. Many of the previous examples are in areas where the real estate market has heated up, raising concerns about gentrification. But how might CLTs work in cities with vast amounts of vacant land and a depressed real estate market, such as Detroit? Large-scale farming could begin to take land out of circulation in a positive way. For Yakini and other opponents, the issue is not the use of the land. The issue is not just whether land is scarce and expensive or plentiful and cheap. It points to a potential solutionâ€™a land bankâ€™for scaling up

the implementation of CLTs. Philadelphia has a thriving urban agriculture movement and recently passed an urban agricultural ordinance. The Central Club for Boys and Girls started gardening on vacant parcels of land in their neighborhood in the mid-20th century, eventually taking over an entire city block. That Central Club held no legal rights to the land became evident in 1975, when two of the parcels they were farming were sold by the city to recover back taxes. In 1976, another two parcels were put up for sale. They proposed establishing a city land bank that could assemble and manage vacant properties and prepare them for transfer to local CLTs. In January 1977, the Campaign and the Philly Land Bank Alliance won passage of a city ordinance establishing a land bank. It will clear land titles of any back taxes and liens. A powerful tool Whether the goal is affordability when real estate prices are high or community control over development when land is cheap, the community land trust has shown itself to be a potent tool. Across the country, communities are using this form of ownership to make collective decisions about a common good—the land. In a way the CLT is a return to more traditional and indigenous ideas about land as commons—that it cannot be owned solely for individual benefit. The model is continuing to evolve and adapt to new situations and uses. More CLTs are being used for holistic community development, and not just housing. As CLTs diversify, each community will need to figure out how best to use this tool. Just Readers Like You. You can help fund powerful stories to light the way forward.

**Chapter 4 : The latest Boston, local and national news | theinnatdunvilla.com**

*95 Dudley St, Marlborough, MA is a single family home that contains 2, sq ft and was built in It contains 3 bedrooms and bathrooms. This home last sold for \$, in August*

View Larger Map The interchange for I and I in Canton was constructed when it was thought that I would be extended to Boston, and as a result the exit was constructed so that when I would be constructed, it would fit right in. Otherwise, the interchange would likely have been constructed differently. One can still walk along the unused lanes today; they are largely overgrown but otherwise fully constructed! For starters, the Inner Belt, were it constructed, would have run along a loop from Somerville through Cambridge, Brookline and Roxbury to downtown. This beautiful Google Map, created by user BigRock, shows the proposed route very nicely: It is worth noting that a second I extension into Boston was proposed on the North Shore; it was partially built, and the section that was built later became the routing of Route 1 through Revere and Chelsea that exists today. Back to the Inner Belt. Albeit in a significantly abbreviated form with only two lanes each way. Melnea Cass Boulevard has become a heavily utilized thoroughfare, and today it has been proposed to widen the boulevard to make it more like the Inner Belt it would have been. Below is a view of Melnea Cass Boulevard through Roxbury. Melnea Cass Boulevard is already wider than a typical city street, and there is more space on the sides currently occupied by grass that could support a widening. The highway would have terminated where the Boulevard hits I Note how had the Inner Belt been constructed, it would have cut straight through Northeastern University! View Larger Map When it was believed that the Inner Belt would be constructed, several intersections throughout Boston were completely reconfigured to accommodate the interchanges they would have become with the highway. One intersection that was drastically revolutionized was Brookline Village. The section of the Village along Route 9 was originally built as a commercial center, Village Square: Village Square in , with streetcars and shops galore. This view is taken looking down Route 9 towards Mission Hill. Courtesy of Brookline Historical Society. All of this was razed in the s when Route 9 was significantly widened in the Village to accommodate the interchange with the Inner Belt. The Inner Belt would have hit Route 9 where the Museum of Fine Arts is today, and it was evidently foreseen that tons of extra traffic would pass through Village Square to get to the highway. The narrow road alignment as shown in the photo above would have caused multiple traffic delays had the road been constructed, so the road was widened to accommodate the increased traffic. All that remains of the old Village Square today is an old trolley pole and the old fire station. Note how much wider the intersection is today: This land later became the Inner Belt Industrial Park which exists under the same name to this day. Right over the Industrial Zone, a ghost ramp jots out of I View Larger Map The "ramp to nowhere" you see above would have been the very beginning of the Inner Belt. The ramp still exists today as a reminder of the highway that almost became. The ramp, as well as the other remnants I have outlined above, serve as reminders of the post-World War Two urban renewal attitude. As I have discussed in other articles, the crumbling infrastructure after years of no maintenance during the war gave way to an attitude of renewal rather than repair, where completely new infrastructure was built to replace old. The Inner Belt, were it constructed, would have ripped through two universities, Northeastern and Boston University, demolished much of greenery in the scenic Fenway area, obscured part of Storrow Drive and the Charles River and demolished many homes and parks Cambridgeport, a quaint residential area of Cambridge, to replace them with a roaring, massive highway. Been on Brookline Street in Cambridgeport? Imagine that was a highway; it would have been were the project not cancelled. If the people of Boston had not voiced their displeasure, Boston would have had two additional superhighways, I and the Inner Belt, tearing through much of the city today. If I through Somerville and Dorchester had not been almost completely constructed as a highway by the early s, when the governor ordered I and the Belt cancelled, perhaps that project would have been cancelled as well. Even the Southwest Corridor had not yet been built as a highway; the space for I had been cleared, but highway infrastructure was not yet added to it. Therefore, it was possible to rethink the purpose of the Corridor before performing further construction. After it was determined I and the Inner Belt would not be built as highways, Boston moved on to build them in ways

that would be more compatible with the people. As earlier mentioned, the Southwest Corridor was repurposed as the Orange Line, which is heavily utilized today. While the Corridor still demolished many homes and commercial centers, at least it provides improved public transportation to Jamaica Plain and Roxbury and is not as noisy and traffic-inducing as I would have been. To provide Boston with a similar transportation solution to the Inner Belt, the City of Boston is moving today to construct a transit project, the Urban Ring. The Ring, when built, will be a Bus Rapid Transit line which will follow much of the same route that the Inner Belt would have followed. However, like the Orange Line, it will be a public transit line. The Urban Ring will integrate very cleanly with existing road infrastructure, just as the Silver Line Bus Rapid Transit line does today, by simply adding a dedicated bus lane. By bringing people together on the new Ring buses, the community of Boston will stay unified rather than divided by highways purposed for individual car travel. More information on the Urban Ring is available here:

**Chapter 5 : Dudley Street Neighborhood Initiative | theinnatdunvilla.com**

*Dudley Square Design Services Request for Proposals Read the Transportation Department's Request for Proposals advertised in Fall of following the Transportation Action Plan and in anticipation of the Ferdinand Building redevelopment.*

Charles Perez staff architect. Construction contract awarded Sept. Barrel vault pedestrian concourse flanked by flat roof that spans commuter rail and bays for 8 connecting bus routes. Demolition of Dudley Square elevated rail platforms and station. Canopy headhouse and signal tower preserved and moved to Guild Street yard. Groundbreaking for new station. Headhouse moved back to station area in August for reconstruction. Nov20, New Dudley Station opened. Old signal tower reused as offices and all completed in May Roxbury Cinema opened Warren Street. Burned out during riots in wake of assassination of ML King April Permit to renovate as a movie theater August 9, Theater closed in June Built as a movie theater in Charles J Beard Media Center opens. Boston Neighborhood Network News. Converted from MBTA power station. William Nelson Jacobs architect. Gymnasium added and completed Jan 18, The Architects Collaborative Architects. The Architectural Team designed an addition completed in Grove Hall branch library dedicated. Built on parcel I Washington Park Urban renewal plan. In March an foot tall concrete sculpture was placed on a pedestal facing Warren St side of the library. Vandals destroyed the sculpture in The Crawford street building was closed in and a new library at 35 Geneva Avenue was dedicated April 4. Robert Silver principal architect. Built as an addition to the Jeremiah Burke high school. Dudley Square branch library opened. Kallman ,McKinnell and Wood architects. Included an auditorium and classrooms. William Monroe Trotter School opened. Redesigned and rebuilt in Original mural painted on the auditorium plaza wall by Gary Rickson in replaced by new mural The playground was built on site of the Humboldt Theater Humboldt Ave. Freedom House occupied upper story office space before it moved to Crawford St. Used since as the New England Hebrew Academy. Holy Ark and other religious items were removed on July 1, Former Hebrew School was converted into offices, library, art classrooms and studios and the auditorium was used for dance and concerts. School Committee voted to acquire land in Opened on Sept The school was built on New Dudley street completed in , a 60 foot wide thoroughfare that followed the line of original Linden Park Street. Developed by the United Church of Christ. Constructed on the site of Beth Hamidrash Hagodol synagogue. Built on the site of the Roessle and Norfolk breweries razed for I 95 ca Albany St and Melnea Cass Blvd. Opened on Aug 22, Replaced 3 apartment buildings and administration building of Orchard Park public housing. Religious , May For decades the center of the black middle class of Roxbury, it opened in in a former Quaker meetinghouse on Townsend St and Hazelwood St built in Both the church and adjacent social center built in were taken and razed for the widening of Townsend St and a new church was planned in located to face Humboldt Avenue at the corner of Elbert St. Rededicated on April 7. The adjacent fire damaged Hebrew school was restored originally for church classrooms. Later changed to 18 apartments in Preservation and restoration by David Perry. Apartment design by Susan Reatig architects. Don Deng, principal architect in charge. Dedicated June 26, Lloyd Sinclair appointed project manager. Approved by the Federal housing Administration on Dec 15, Freedom House was awarded a contract with the Boston Redevelopment Authority to organize the community for urban renewal in Washington Park. Total acres now Original courthouse razed for New Dudley Street. Created by the late Vusumuzi Madona, it was slightly relocated after a new court entrance was built five years later, , Dec Don Stull principal architect in charge. Addition to, conversion and enlargement of the Stride Rite Shoe factory. Washington Park Urban Renewal. Completed in late Carl Koch Associates architects. For Academy I Koch invented a process of pre stressed and precast plank and wall parts that were delivered in measured parts hoisted and notched in place with wood frame interior walls. Completely rehabilitated and renovated by new owner Urban Edge in Washington St and Codman Park series of clusters from 3 to 9 stories. All built in the precast plank and wall process. All razed and replaced from " with 3 story woodframe clusters with apartments by Mass Housing. Chia Ming Sze and Elton Associates architects. Marksdale Gardens phase I completed. First housing in Washington Park Urban renewal district completed

and the first of three faith based housing developments built. St Marks church developed 82 town homes built in clusters on 3,5 acres between Harold Humboldt and Townsend and Hazelwood Streets. One of the oldest cooperative housing developments in the country, it was the last housing completed in Washington Park Urban Renewal in Lower Roxbury Development Corporation designated to develop 40 units of housing for low and moderate-income residents on 15 acres of Campus High School urban renewal site. Vincent Haynes director died July Planning architects John Sharratt and Samuel Glaser. The LRDC led by Vincent Haynes, who was born and raised in the Madison Park neighborhood, demanded replacement homes for the families displaced by land clearance for the schools. They did not want a repeat of the West End. And Vernon Street which was discontinued at Shawmut Ave. Five new residential streets were built; one of which was named Brooke -Marshall in honor of Senator Edward Brooke and Justice Thurgood Marshall that followed the lines of original Warwick Street. Williams Street originally ended at Madison Square. First phase of the LRDC housing. Phase II and the first of the residential sections built. Building permits filed for 15 attached cluster row houses on 12 acres. Included two new streets: Kerr Way and DeWitt Drive. Kerr way was approximately on the line of the original Warwick St that extended from Hammond to Ruggles but was all but obliterated. DeWitt drive was extended to these homes and a short perpendicular street added named Estabrook. Domenich Hicks and Krockmalnic, architects. Groundbreaking for Washington Commons. China Ming Sze architect. Built on the largest undeveloped urban renewal parcels F 3a F 3b and S 12 originally designated to Eliot Congregational Church in for low-income homes. Thirty years later the BRA re advertised it for development. Uva Douglas Estates completed.

### Chapter 6 : Who lives at 95 Dudley St, Medford MA | Rehold

*Roxbury-based real-estate firm Cruz Cos. has plans to build a \$47 million development in its hometown that would create both a new company headquarters as well as mixed-income housing.*

### Chapter 7 : Roxbury Timeline | Right Here in Roxbury Wiki | FANDOM powered by Wikia

*The city's Department of Neighborhood Development is preparing to solicit proposals to redevelop three key parcels in Roxbury's Dudley Square for commercial use or affordable housing.*

### Chapter 8 : Boston's Cancelled Highways - Boston Streetcars

*Under the Dudley St. RFP, part of the city's overall Plan: Dudley Square, developers only have to bid on a acre parcel along Dudley Street - but are being encouraged to include the current B-2 parking lot and additional land next to it - with the proviso that any plans would have to include dedicated parking for the police.*

### Chapter 9 : How One Boston Neighborhood Stopped Gentrification in Its Tracks by Penn Loh "YES! Ma

*The project, dubbed Dudley Crossing, will demolish and reconstruct a unit building at Dudley St., rehabilitate a nine-unit and unit building at Dudley St. and Hampden St. and construct a six-unit building on Hampden Street.*