

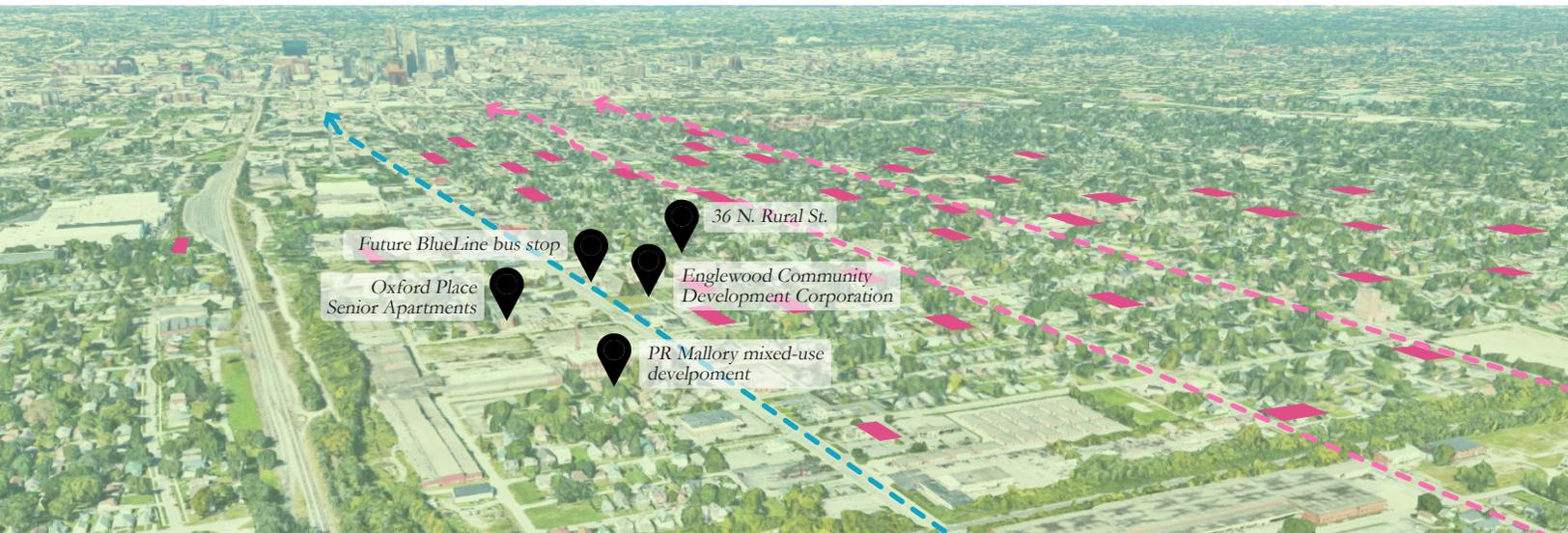
# PROJECT INTRODUCTION

Two miles east of the downtown core of Indianapolis lies the neighborhood of Englewood. At the heart of the Near Eastside district, this area has been affected by severe job and population losses, economic disinvestment, food insecurity, and crime. Walking the streets reveals block after block of empty or neglected homes and closed down businesses. Yet, while the neighborhood has experienced every form of decline, it remains full of hopeful people and eager hearts.

While many lots in the Englewood neighborhood lie vacant, the vast majority have single-family houses or duplexes, even if they have fallen into disrepair and neglect. This area is representative of many Indianapolis neighborhoods and countless across the country. Therefore this team is proposing scalable, repeatable housing solutions that could serve to aid the recovery of damaged urban fabric. This proposal includes an example of renovation of existing building stock as the best option for the city with regard to economic feasibility, environmental consciousness, and historical appreciation.

**ENGLEWOOD VILLAGE**

Neighborhood near downtown Indianapolis affected by decades of disinvestment and decay



--- Bike lane

--- Future bus rapid transit

City-owned vacant house



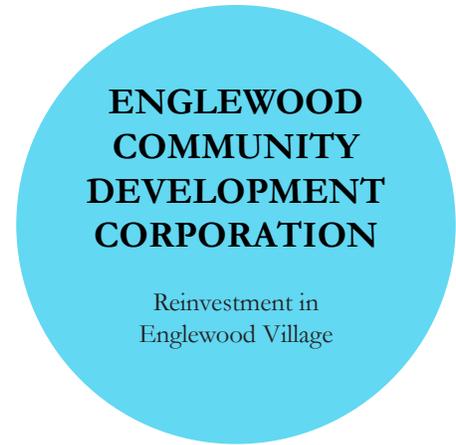
Indianapolis, Indiana



Project Site: 36 N. Rural St.

## PROJECT INTRODUCTION

At the center of the effort to breathe life back into the neighborhood is the Englewood Community Development Corporation (ECDC). This group has been pouring resources and care back into the area since 1996, working to support affordable housing, economic development, quality of life, and environmental activism in their community.



*ECDC PV System*



*ECDC Community Hockey*



*ECDC community garden*

## PROJECT INTRODUCTION

While ECDC has undertaken large affordable housing projects such as Oxford Place Senior Apartments, they also appreciate the importance of the single family house. They currently own an empty, neglected house, like many others in the area, at 36 N Rural St. which they are eager to reactivate. The house is directly across the street from their headquarters at Englewood Christian Church and will serve as a prototype for a strategy that could become a template for the recovery of Indianapolis' urban fabric. This is the site this team will target with a holistically-minded, net-zero renovation and retrofit.

Following a framework of solutions, the team believes there are approximately 32 houses across Englewood that could be renovated, salvaging up to 720 tons of CO2 eq. Applied to the approximately 14,000 vacant houses in Indianapolis, up to 252,000 tons of CO2 eq. could be kept out of the atmosphere.

### **36 N. RURAL ST.**

One of many decaying houses near Englewood Community Development Corporation

