Create a Community Campus
Showcase Sustainable Practices
Location: 3029 E. Washington St.

Indianapolis, Marion County, Indiana, USA

Englewood Village within the Near Eastside¹

P.R. Mallory Campus off of Washington Street

¹Image Credit: Great Places 2020, Englewood Village
Site Context
First Floor Plan
Providing a Community Asset
Providing a Community Asset
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Providing a Community Asset
Community Resilience Hub
Community Resilience Hub
Community Resilience Hub

Gym as Activity Space

Gym as Resiliency Hub
Supplemental Info - GHX Bypass

Model: Melink Pump Station Energy Savings

Supplemental Info - Mechanical System

- 2nd Floor Systems
- Water Source Heat Pump
- Automated Zone Valves
- Piping from Basement Pumps
- Gym System
- Cafeteria System
- 1st Floor Systems
- Ground Source Pump System
- Ground Loop (NTS) - 32,000 Linear Feet (140 Ton System)
Rainwater Collection Building and Site Diagram

-1,067,000 gal/yr in Irrigation Water Savings
Solatube Skyvault Series
-Gym and Cafeteria Areas

Solatube Brighten Up Series
-2nd Floor Class, RR, and Hall Areas
Supplemental Info - Electrical Plan

First Floor Electrical Plan
Supplemental Info – Electrical Plan
Greywater Filtration System

-238,256 gal/yr in Building Water Savings

-78% Reduction in Water Usage for Toilets

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Supplemental Info - Plumbing Plan

Full Plumbing System View
Frost Protected Shallow Foundation

Occupied Roof Over Conditioned Space
Supplemental Info - Embodied Energy

- Recycled Steel Structure
- Fiber Cement Panels
- Recycled Brick
Supplemental Info - Embodied Energy

Results per Division, itemized by Material

Before Recycled Materials

After Recycled Materials

Legend

Divisions
03 - Concrete
04 - Masonry
05 - Metals
06 - Wood/Plastics/Composites
07 - Thermal and Moisture Protection
08 - Openings and Glazing
09 - Finishes

First Floor LVT

Interface: Chartreuse
39% recycled content
6.58 kgCO2eq/m²
Cradle to gate

First Floor CPT

Interface: Smoke/Accent
68% recycled content
7.31 kgCO2eq/m²
Cradle to gate

Second Floor CPT

Interface: Iron/Accent
68% recycled content
7.31 kgCO2eq/m²
Cradle to gate

Second Floor LVT

Interface: Electric Blue
39% recycled content
6.58 kgCO2eq/m²
Cradle to gate
Supplemental Info - Integrated Performance

Iteration #1 - sDA = 27%

Adjustments:
- Added secondary "pop-up" roof for atrium space
- Adjusted Gym glazing height
- Replaced standard windows with Streefront system
- Extended South facing overhangs

Iteration #2 - sDA = 28%

Adjustments:
- Expanded glazing on the Gym and Cafeteria
- Added a storefront system to the East side of the building
- Adjusted South and North facing overhangs
- Added glazing around office areas

Iteration #3 - sDA = 43%

Final - sDA = 50% LEED Passing

Adjustments:
- Overall minor adjustments of glazing
- Additional North facing glazing was added
- Interior glazing was added within Classrooms and Gym
Supplemental Info - Durability and Resilience

PV System
Panasonic 370W Module
202 Megawatt Hour Annual Production
15,700 SF Allowable Roof Area

Battery System
Tesla PowerPack System
232 Kilowatt Hour Individual Capacity
Supplemental Info - Durability and Resilience

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Supplemental Info - P.R. Mallory Redevelopment Plan

Rendering Credit: Anderson + Bohlander, LLC
**Supplemental Info - Community Factors**

**PUBLIC SAFETY**
Possibly the biggest hurdle for Englewood Village to become a great place is the crime rate and perceptions of crime. The area north of Washington and Oxford Street is one of the Department of Public Safety’s six identified crime “hotspots”. It extends north from Washington to Michigan Street, and east of Hendricks to Bisart Street. This area is responsible for a 215% higher criminal homicide rate, 396% higher non-fatal shooting rate, and 322% higher 911 EMS (mental) call rate than the rest of the city. A consumer preference survey conducted by the Metropolitan Planning Organization (MPO) and the Metro Indy Board of Realtors (MIBOR) found that among 13 factors, safety of the community was ranked highest, with 70% of Marion County residents ranking it highly important when finding a home. While preventing crime is complex, the fact that the area continues to age may correlate with lower crime rates in the future. However, further investment in transit, schools, housing choice, and public space will support economic activity and improved upward mobility, which is particularly worrisome for Marion County, among the lowest 5% in the nation.

**SCHOOLS**
Schools were the second most important factor in the MPO-MIBOR Survey results: 62% of Marion County rated it as highly important when finding a home. A lack of quality schools, and school choice, holds back the neighborhoods around Washington and Oxford Street. Improving high-quality school choice in the area should be a priority. Thomas D. Gregg School #35 and Washington Irving School both scored a 3.04.0 from the Indiana Department of Education in 2014, while William McKinley scored a 3.04.0.

**A LACK OF PARKS**
In a city ranked 58th out of the 60 largest cities in America for park access, the study area does not have any parks within a half mile. The nearest sizeable park, Willard, is 0.7 miles away. Housing located on a community park can see as much as a 33% increase in value. Further investment in greenspace can greatly help this neighborhood’s character, offering physical and visual appeal for all users.

**TRANSIT AND INDY CONNECT**
Indianapolis’ plans to implement the Blue Line (a Bus Rapid Transit route), which can greatly improve the corridor’s outlook, but that may be years out. For now, the IndyGo Route 8 bus line has the highest ridership of any in their system. It offers the most frequent and reliable service in our city. Another frequent bus route, Route 10 along 10th St., is another option just to the north.

**WALKABILITY**
The MPO-MIBOR Survey highlights the importance of walkability for Marion County Consumers: 46% of Central Indiana residents aged 50-64 are satisfied with walkability in their community. With a Walk Score of 56/100, the study area is somewhat walkable, meaning only some errands can be made on foot. Each point of Walk Score is worth up to $3,000 in housing value in a typical metro area.

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3. According to Raj Chetty and Nathaniel Hendren’s research at Harvard University, Marion County ranks in the bottom 5% of counties in helping poor children up the income ladder. www.equality-of-opportunity.org.
4. Trust for Public Land: paceoflife.org
6. Joe Cortright, CEO for Cities
Supplemental Info - Comfort and Environmental Quality

Lighting Comfort
Supplemental Info - Comfort and Environmental Quality

Acoustical Comfort

ACOUSTIC CEILING PANELS

ACOUSTIC DAMPENING FLOORING
Ventilation Diagrams