



## Clifford Corners Project Summary

### Condos and Community on the Corridor

Clifford Corners is one of the many highlights of the East 10th Street Corridor renewal. This three-story building offers 32 stylish apartments, has four book-end condominiums, and offers 12,000 square feet of neighborhood-serving retail and community service space. Other improvements in the neighborhood will include the completion of Legacy Plaza, an activated urban green space, and the restoration of the historic Rivoli Theatre.

### Awesome and Affordable

The East 10th Street Civic Association assembled a block of vacant lots that once included single family homes and commercial properties facing 10th Street. With the help of a predevelopment and acquisition loan from LISC, the Association developed this 25,000 square foot, three-level mixed-use building, which includes nine retail spaces, 32 rental units, and four owner-occupied residential units. The residential units are affordable to buyers earning at or below 80% of median income.

### A Legacy Project in the Legacy District

Clifford Corners is one component of a larger development district, the Ten East District, an area of focused reinvestment on 10th Street. The goal of the project is to make over the 10th Street Corridor as an attractive and vibrant entrance into the East Side from downtown Indianapolis. Tenth Street has become a thoroughfare that leads from this entry through revitalized mixed-use areas to a new "Legacy Square" that will serve as a civic, cultural, and economic gathering place for the entire East Side. The project also benefits from being positioned within the Legacy District, the project area that stands as the legacy project of the 2012 Super Bowl.

### Project Details:

|                               |  |
|-------------------------------|--|
| <b>Completed</b>              | 2013   |
| <b>Location</b>               | 3101 - 3125 E. 10th St.<br>in the Legacy District,<br>Indianapolis, IN   |
| <b>Project Type</b>           | Apartments,<br>1st level retail  |
| <b>Total Units</b>            | 36   |
| <b>Commercial Square Feet</b> | 6,500  |
| <b>Ownership</b>              | East 10th Street<br>Civic Association  |
| <b>Total Development Cost</b> | \$6.7 M  |
| <b>LISC Investment/Type</b>   | \$187,520<br>predevelopment<br>& acquisition loan  |
| <b>Partners</b>               | East 10th Street<br>Civic Association<br><br>Great Lakes<br>Capital Fund<br><br>National Bank<br>of Indianapolis<br><br>Riley Development<br>Corporation<br><br>State Farm |

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