

Clemson board takes another look at student housing bid

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The latest proposal for another big student housing development in downtown Clemson is still moving through the city's review process.

Gilbane Development Co. made another pass at the city's Board of Architectural Review on Tuesday night for 405 College, its 373-bed proposal for the southwest corner of Keowee Trail and College Avenue that is now home to a shopping center and the Blue Heron restaurant.

Jacob Peabody, the city's zoning and codes administrator

told board members that Gilbane had not yet come up with the "distinctive feature" required for that corner under the city's planning rules.

Peabody also told the board that Gilbane has secured the permission of the U.S. Army Corps of Engineers to build a large parking garage on its easement on the back on the property, next to the city's Abernathy waterfront park along Keowee Trail.

Gilbane's Michael Apt has met with city officials repeatedly in recent months to craft a

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plan acceptable to both sides. He appeared again at Tuesday's meeting and asked members to give his company some firm idea of what it wants at the 2.5-acre site.

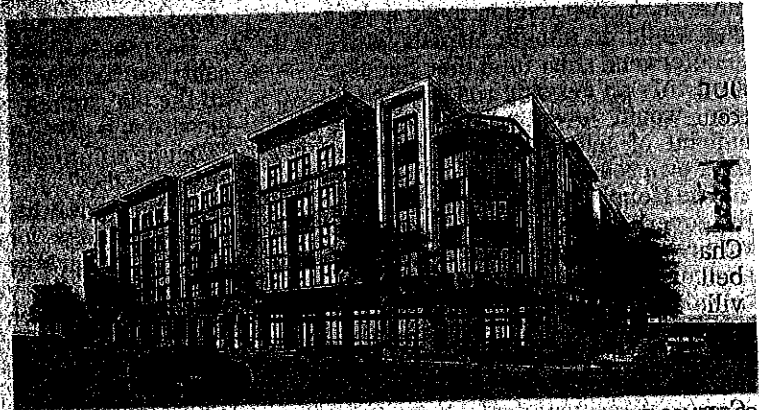
"We're trying to maximize our density," said Apt. "We are very limited because we don't have a lot of acreage. ... It's getting very tough to keep coming back."

The developer eventually got the board's blessing Tuesday for rounded, multi-level frontage with signage, but only after a long discussion about color schemes and whether there should be a plaza at the corner.

Board member Gina McClellan said she understood that city planning guidance recommended a plaza for the spot, but Peabody said the rules just require something distinctive, including but not limited to a plaza.

The orange color scheme was another concern for some board members, including Wright Henry and Tal Slann, who both suggested more brick and earth tones and not so many Tiger tones.

Henry said the university-inspired trend to



ARTIST'S RENDERING BY GILBANE DEVELOPMENT CO.

A new student housing bid for College Avenue and Keowee Trail in downtown Clemson, proposed by Gilbane Development Co., is pending to be before the Board of Architectural Review.

orange downtown was getting to be a bit too common; however, he emphasized, "I love orange; I'm all for orange."

Gilbane's latest submission can be seen at <http://bit.ly/2pujNf6>.

The company is expected to submit updated drawings and plans for the architecture board's June meeting.

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